



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:37 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, AND LAURA McSWAIN

**EXCUSED:** TODD NIGRO AND STEPHEN QUINN

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

**MINUTES:**

CHAIRMAN GALATI, Planning and Development, called the Briefing to order at 5:37 P.M.

**ABEYANCE ITEMS:**

**ITEM 8 [Z-0068-02] AND ITEM 9 [Z-0068-02(1)]:**

DAVID CLAPSADDLE, Planning and Development, started the Briefing with these two related items. The applicant would like to have these items held in abeyance until the 12/5/2002 Planning Commission meeting. They were held at a previous meeting to allow the applicant time to meet with the neighbors. The neighborhood meeting is at the Texas Station Hotel/Casino.

**ITEM 15 [ZON-1025] AND ITEM 16 [SDR-1026]:**

MR. CLAPSADDLE said the applicant is requesting abeyance on these items until the 12/5/2002 Planning Commission meeting in order to meet with the neighbors and address concerns raised by staff regarding the density and design of the project.

CHAIRMAN GALATI asked staff the date when the applicant requested an abeyance on these items as he received several calls in regard to that proposal.

MR. CLAPSADDLE announced that staff received a fax letter on 11/5/2002 requesting the abeyance. In addition, the applicant telephoned a couple of days prior to sending the fax letter.

# City of Las Vegas

## PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002 Planning and Development Department BRIEFING

### ITEM 17 [ZON-1053] AND ITEM 18 [SDR-1054]:

MR. CLAPSADDLE stated the applicant has requested abeyance of these items until the 12/5/2002 Planning Commission meeting. They want to meet with the residents and address some concerns.

### ITEM 32 [ROC-1044]:

MR. CLAPSADDLE said this is a Review of Condition. They are requesting a withdrawal of this Review of Condition. After meeting with the neighbors, they will comply with the condition.

### ITEM 35 [SNC-0002-02]:

MR. CLAPSADDLE noted that this application is a Street Name Change in the Mountain Spa Resort. They have requested abeyance to the 11/21/2002 Planning Commission meeting. The reason for the abeyance is so it can be heard with another Street Name Change because it is the same street.

### CONDITION CHANGES:

#### ITEM 1 [TMP-1008]:

MR. CLAPSADDLE stated that in regard to Consent Item 1 [TMP-1008] staff will be requesting Condition 1 be modified to change "Multi-Use Equestrian Trail" to "*Multi-Use Transportation Trail.*" Staff has advised the applicant of this condition change. In addition, the last sentence should include *as recommended by the Department of Planning and Development.*

#### ITEM 10 [V-0062-02]:

MR. CLAPSADDLE noted that staff has changed its recommendation from approval to denial. This item involves a Metropolitan Police Department tower. Staff has had a chance to meet with the applicant and reassess the impact.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002 Planning and Development Department BRIEFING

### ITEM 13 [MSP-0010-02]:

MR. CLAPSADDLE indicated that staff will be suggesting Condition 6 be deleted from this application because of the redesign of the Master Sign Plan.

COMMISSIONER McSWAIN asked staff to explain the chart under Analysis and Findings in the Staff Report.

MR. CLAPSADDLE responded that the format is being changed in the Staff Reports by being less verbal and more table and tabular oriented so a quick picture can be obtained as to what is transpiring with the site. In the template that is used to prepare the Staff Reports there are a number of choices that can be used pertaining to Master Sign Plans. In this case, the freestanding sign standards and wall sign standards are applicable. What staff is trying to do is provide the number, area, height and setbacks that a freestanding sign has to meet. Also included is the ratio, allowed frontage/area, and what is being provided. This is the first meeting that type of analysis has been provided and it is still being defined for future meetings.

**BRIEFING ADJOURNED AT 5:46 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT [www.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:05 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES (Excused 8:42 p.m.), LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., CHRIS MACDONALD - PLANNING & DEVELOPMENT DEPT., RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:05)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**SUBJECT:**

Approval of the minutes of the October 10, 2002 Planning Commission Meeting.

**MOTION:**

**TRUESDELL - APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:06)

**1-40**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**CHAIRMAN GALATI noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1008 - IRON MOUNTAIN RANCH VILLAGE 10 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME** - Request for a Tentative Map for a 174-lot single-family residential development on 40.0 acres, located adjacent to the southwest corner of Bradley Road and Iron Mountain Road (APN: 125-12-101-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and change the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development*. – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 1 – TMP-1008

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this application should be amended to change multi-use equestrian trail in Condition 1 to multi-use transportation trail and amend the last sentence to read: Additionally the Trail cross-sections will be provided *as recommended by the Department of Planning and Development* and in conformance with the specifications included in The Transportation Trails Element of the 2020 Master Plan.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with the conditions as amended.

There was no further discussion.

(6:22 - 6:26)

1-560

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. At the time of submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a Multi-Use Equestrian Trails will be indicated along the south side of Iron Mountain Road and the west side of Bradley Road. Additionally the Trail cross-sections will be provided and in conformance with the specifications included in The Transportation Trails Element of the 2020 Master Plan.

B) Standard Conditions:

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0059-01(3) ] and the Iron Mountain Ranch Plan.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 1 – TMP-1008

**CONDITIONS – Continued:**

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

A) Project Conditions:

7. Site development to comply with all applicable conditions of approval for Site Development Plan Review [Z-0059-01(3)] and all other subsequent site related actions.

B) Standard Conditions:

8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Bradley Road to Iron Mountain Road to a location and depth acceptable to the City Engineer.
9. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
10. Landscape and maintain all unimproved rights-of-way on Iron Mountain Road adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1009 - IRON MOUNTAIN / JONES - JONES BOULEVARD-IRON MOUNTAIN ROAD, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for a 72-lot single-family residential development, on 50.24 acres, adjacent to the northeast corner of Iron Mountain Road and Jones Boulevard (APN: 125-01-401-001) and the northeast corner of the Dunneville Street and Gilbert Lane alignments (APN: 125-01-301-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development*. – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:26)  
 1-560

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 2 - TMP-1009

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. At the time of submittal for a Final Map Technical Review or review of Civil Improvements Plans, whichever occurs first, a Multi-Use Transportation Trail will be indicated along the south side of Moccasin Road, and an Equestrian Trail will be indicated along the north side of Iron Mountain Road. Additionally, the Trail cross-sections will be provided and in conformance with the specifications included in The Transportation Trails Element and The Recreation Trails Element of the 2020 Master Plan.

B) Standard Conditions:

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0051-02(1)].
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State subdivision Statutes
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

A) Project Conditions:

7. Dedicate or obtain dedication for appropriate right-of-way for up to the full 100 foot width of Moccasin Road adjacent to this site per Master Plan of Streets and Highways amendment MSH-0006-02.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 2 - TMP-1009

**CONDITIONS – Continued:**

B) Standard Conditions:

8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. Coordinate with the Collection Systems Planning Section to provide public sewer to the west edge of this site and extend sewer in the proposed Leon Avenue cul-de-sac on an alignment and to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0051-02, Site Development Plan Review Z-5001-02(1) and all other subsequent site related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1024 - KLOEHM COMPANIES PHASE II - GARTH AND JUDY KLOEHN -**  
Request for a Tentative Map for a two-lot commercial development on 5.27 acres located at 10000 Banbury Cross Drive, P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development.* – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:26)  
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 3 - TMP-1024

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. All development shall conform to the Conditions of Approval for Site Development Plan Review SV-0002-02, to the Summerlin Development Standards and to the Summerlin Improvement Standards.
2. Cross-sections of both the existing and proposed grades shall be submitted to the Department of Planning and Development prior to application for a Final Map.

B) Standard Conditions:

3. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

A) Project Conditions:

7. Site development to comply with all applicable Public Works related conditions of approval for Site Development Plan Review SV-0002-02 and all other site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 3 - TMP-1024

**CONDITIONS – Continued:**

B) Standard Conditions:

8. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site, and a note to this effect shall appear on the Final Map unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
9. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
  - II On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, issuance of any permits, or the recordation of a Final Map for this subdivision site, whichever may occur first.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**TMP-1034 - DAY DAWN ESTATES 2 - NEVADA HOMES GROUP, INC.** - Request for a Tentative Map for a 14-lot single-family residential development on 2.75 acres adjacent to the west side of Buffalo Drive, approximately 333 feet north of Gowan Road (APNs: 138-09-601-013 and 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

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**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development.* – **UNANIMOUS** with **GALATI** abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, **McSWAIN** abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and **TRUESDELL** abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

**This is final action.**

**MINUTES:**

**CHAIRMAN GALATI** stated this is a Consent item.

There was no discussion.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 4 – TMP-1034

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. All development shall conform to the Conditions of Approval for Rezoning (Z-0058-02) and Site Development Plan Review [Z-0058-02(1)]

B) Standard Conditions:

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

A) Project Conditions:

6. Day Dawn Estates Unit # 1 must record prior to the recordation of a final map for this site to provide legal access.
7. Site development to comply with all applicable conditions of approval for Z-0058-02 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 4 – TMP-1034

**CONDITIONS – Continued:**

B) Standard Conditions:

8. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
9. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**EOT-1066 - REINSTATEMENT AND EXTENSION OF TIME - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Reinstatement and Extension of Time for an approved Rezoning FROM: P-R (Professional Office and Parking) and R-2 (Medium - Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.43 acres located at 550 East Sahara Avenue, (APN: 162-03-421-038) PROPOSED USE: 3,696 SQUARE-FOOT AUTO PARTS STORE (Auto Zone), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development.* – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

To be heard by the City Council on 12/4/2002.

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:26)  
1-560

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 5 – EOT-1066

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. This Extension of Time shall expire two years from the date of final approval, unless an Extension of Time is granted by the City Council.
2. Conformance with the conditions of approval for Rezoning (Z-0078-99) and all site-related actions, as required by the Planning and Development Department.

B) Standard Conditions:

None.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**EOT-1065 - REINSTATEMENT AND EXTENSION OF TIME - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Reinstatement and Extension of Time for an approved Variance WHICH ALLOWED A 10-FOOT SIDE AND REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 69-FOOT SETBACKS AND WHICH ALLOWED A 7.5-FOOT SIDE SETBACK WHERE 15 FEET IS REQUIRED, AND WHICH ALLOWED THE REQUIRED 17 PARKING SPACES TO BE REDUCED TO 16 SPACES at 550 East Sahara Avenue (APN: 162-03-421-038), P-R (Professional Office and Parking) Zone and R-2 (Medium - Low Density Residential) Zone, under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development*. – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

To be heard by the City Council on 12/4/2002.

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 6 - EOT-1065

**MINUTES – Continued:**

There was no discussion.

(6:22 – 6:26)  
**1-560**

**CONDITIONS:**

1. If this Variance is not exercised within two years of this approval, the Variance shall be void unless another Extension of Time is granted by City Council.
2. Compliance with all Conditions of Approval of Variance (V-0002-00), as required by the Departments of Planning and Development and Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**EOT-1012 - CITY OF LAS VEGAS ON BEHALF OF WESTWOOD STUDIOS -**  
 Request for a second Extension of Time on an approved Site Development Plan Review [Z-0068-85(52)] FOR TWO (2) 24-FOOT BY 60-FOOT MODULAR OFFICE TRAILERS on 2.15 acres at 2400 North Tenaya Way (APN: 138-15-810-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** Items 1 through 7 subject to conditions with Item 1 amended to have Condition 1 read: Multi-use Transportation Trails and amend the last sentence to include: Additionally the Trail cross-sections will be provided *to the satisfaction of the Department of Planning and Development.* – **UNANIMOUS** with GALATI abstaining on Item 1 [TMP-1008] as KB Home is a client of his firm, McSWAIN abstaining on Item 1 [TMP-1008] and Item 2 [TMP-1009] as they involve her firm and TRUESDELL abstaining on Item 7 [EOT-1012] as the President of Westwood Studios is on the Meadows School Board with him

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:26)  
 1-560



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 7 - EOT-1012

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The temporary modular trailers must be removed within three years of this approval, unless an Extension of Time has been granted by the Planning Commission.
2. Conformance to the Conditions of Approval for the Site Development Plan Review [Z-0068-85(52)] and all other subsequent site related actions as required by the Planning and Development Department and the Department of Public Works.

B) Standard Conditions:

None

Public Works

A) Project Conditions:

None

B) Standard Conditions:

None

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0068-02 - GEOFFREY COMMONS** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE of Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] until the 12/5/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has an interest in property across the street**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] be held in abeyance to the 12/5/2002 Planning Commission meeting. This item was held in abeyance twice and rarely does staff recommend a third abeyance. However, in this case the reason for the last abeyance was to allow the applicant time to meet with the neighbors. In the abeyance letter submitted by the applicant, it indicated they are meeting with the neighbors this evening.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 8 – Z-0068-02

**MINUTES – Continued:**

RICHARD MORENO, 300 South 4<sup>th</sup> Street, advised that he just got involved with this application two weeks ago. They sent a letter to the neighbors inviting them to a meeting this evening at 7:00 p.m. at Texas Station Hotel/Casino. The letter also indicated they have requested these two items be held in abeyance from this meeting to the 12/5/2002 Planning Commission meeting.

JILL and AL FILKHAZI, 3360 North Bronco Street, said they did not receive a notice that the applicant would be requesting these items be held in abeyance nor were they aware of the neighborhood meeting this evening. They wondered how long this could be continued.

MR. MORENO responded that they purchased the notification labels from the City. Everybody that was notified originally was re-notified.

COMMISSIONER GOYNES suggested to MR. MORENO that he obtain the name and address of the speakers so he can notify them of any future meetings. He noted that there is a lot of opposition in regard to this project.

ANITA DUESLER, 3320 North Bronco Street, said she received a letter concerning the meeting at Texas Station. Some of the neighbors did not receive a notice, so she tried to notify them.

There was no further discussion.

CHAIRMAN GALATI announced this item will definitely be heard at the 12/5/2002 Planning Commission meeting. He declared the Public Hearing closed.

NOTE: All discussion for Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] was held under Item 8 [Z-0068-02].

(6:08 - 6:15)

**1-90**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS -**  
Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE of Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] until the 12/5/2002 Planning Commission meeting – UNANIMOUS with TRUESDELL abstaining as he has an interest in property across the street**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] be held in abeyance to the 12/5/2002 Planning Commission meeting.

JILL and AL FILKHAZI, 3360 North Bronco Street, objected to an abeyance.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 9 – Z-0068-02(1)

**MINUTES – Continued:**

ANITA DUESLER, 3320 North Bronco Street, received a letter concerning the meeting at Texas Station.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8 [Z-0068-02] and Item 9 [Z-0068-2(1)] was held under Item 8 [Z-0068-02].

(6:08 - 6:15)

**1-90**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT** - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – DENIED – UNANIMOUS**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that at the 10/10/2002 Planning Commission meeting items of concern were identified. Those concerns were the color, design, interference with electronic signals, the selection of this site for the tower, and height of the tower. The Planning Commission requested staff to meet with the applicant to address those issues, which has been done. This lattice style type of facility is necessary so Metro does not lose signals in the downtown area. A monopole would not work for this type of site. Secondly, regarding the design of the tower, the base is reduced. The original tower was 15 feet in width at the base; this proposal is approximately 7.5 feet in width. They are still proposing a 100-foot high tower because of loss of signal. This site was chosen because it is a Metro facility and some of the equipment is already there.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 10 – V-0062-02

**MINUTES – Continued:**

MR. CLAPSADDLE said that at the last Planning Commission meeting staff's recommendation was approval of the Variance, but have changed that recommendation to denial since they have studied the issues, examined the site, and met with the applicants to determine the impact to the surrounding area. This Variance is only required since it is 100 feet due to Residential Adjacency Standards. If the tower would be 80 feet, the need for the Variance would be eliminated because they would meet the 3 to 1 proximity slope required by the code.

LT. ROBERT SEBBY, Las Vegas Metropolitan Police Department, said this request is primarily for public safety. They have to get the radio signals from Metro Com to the tower and then out into the community in order to be able to broadcast the calls for service. In the last six months the Federal Communications Center has requested Metro to reduce the mountaintop repeater dial because that interferes with other jurisdictions outside the valley. They have had to go to other towers within the valley in order to lessen the load and keep public safety within the valley.

The tower has to be 100 feet high because of the flyover ramps on I-95. The mountaintop repeaters do not go into buildings so all reception is lost.

The reason for the design of the tower is because a monopole is not strong enough for the 40-foot antenna that is going to be attached onto the tower.

In regard to the stealth mode within the cellular towers, the cellular signals are six times weaker than what Metro needs. Therefore, six times higher towers than a standard cellular tower would be needed.

JOHN SARGENT, KGA Engineering, 4170 South Decatur Boulevard, #B-5, appeared to represent Metro. They agreed to paint the tower "Desert Tan" as recommended by staff.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He asked the total height of the tower and antenna. MR. SARGENT replied that the tower is 100 feet high and the antenna does not extend over the top of the tower. MR. FARLOW thought these towers could be better engineered.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 10 – V-0062-02

**MINUTES – Continued:**

COMMISSIONER McSWAIN wondered if there would be another substation that would be adjacent to a freeway or commercial area, as opposed to this site being close to a neighborhood. LT. SEBBY responded that all the substations are going to have similar towers or other repeaters attached to them. MR. SARGENT added that the proposed tower is the closest to the downtown area. COMMISSIONER McSWAIN asked that if this tower would remain on the current Walker Furniture store site, whether towers would need to be added to the other substations. LT. SEBBY answered in the affirmative.

COMMISSIONER EVANS asked when the project overview was provided to staff by Metro. LT. SEBBY said those papers were just submitted this evening. COMMISSIONER EVANS thought staff should be able to have more time to review the submitted paperwork.

COMMISSIONER TRUESDELL asked if there would be an alternative site. CHARLES ARGONNE, Metro, responded that there is no alternative site because each substation has a different frequency. The frequency for this command needs to be in this area. If they move out of an area of command they have to change to another channel. There is no rooftop or remote option. The Metro Com goes from telephone lines to their substations. LT. SEBBY said this site will not cost Metro, but the fee on the Walker Furniture site is increasing. This site would provide good radio coverage for public safety.

COMMISSIONER QUINN noted that about a half mile north of this proposed site there is approximately a 50 or 60 foot difference in elevation from this site to the top of the hill. There are a couple of buildings on top of the hill that have elevations of 50 feet. They are in an M-1 zone.

COMMISSIONER TRUESDELL felt the tower is going to have more of an impact than what the drawings indicate.

MR. SARGENT added that the goal is to keep the tower in the open so nothing will encroach upon it and still have the signal go into downtown and the northwest. COMMISSIONER GOYNES asked what would happen when nearby vacant lots would be developed. LT. SEBBY responded that it would take a building over three stories to impact this tower. If this site is not approved, he was unsure what alternative site would be explored.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 10 – V-0062-02

**MINUTES – Continued:**

COMMISSIONER McSWAIN felt other creative venues need to be explored.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 11 [U-0116-02] for further discussion.

(6:26 – 6:48)

**1-600**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT** - Request for a Special Use Permit for a Radio, TV, Microwave, Communication Tower at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – DENIED – UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff is recommending approval of this Special Use Permit if it is properly designed, less obtrusive, and not as high, but a facility that would integrate more into the community. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 11 – U-0116-02

**MINUTES – Continued:**

LT. ROBERT SEBBY, Las Vegas Metropolitan Police Department, was present.

JOHN SARGENT, KGA Engineering, 4170 South Decatur Boulevard, #B-5, appeared to represent Metro.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 10 [V-0062-02] for further discussion.

(6:26 – 6:48)

**1-600**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF:**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED** subject to conditions and additional conditions to provide guest parking spaces to meet code requirements, redesign lots on 8-unit clusters to have outer lots facing the flanking streets, and the southern open space area connect to the street – **UNANIMOUS** with **TRUESDELL** abstaining as he has a business interest with the applicant

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the 10/24/2002 Planning Commission meeting to address concerns regarding the design of the site plan. There were concerns about the monotonous affect and lack of innovation of the design. There were also concerns of a canyon effect and how guest and resident parking would be handled.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 12 – Z-0073-02(1)

**MINUTES – Continued:**

The applicant has submitted a revised site plan. In the old plan there was one block of open space. In the revised plan the open space has been broken up into three areas where there are single family homes centered around the open spaces. There was a concern that some of the homes would face interior perimeter walls, which has been alleviated. In the prior site plan there were eight lots fronting on the 25-foot wide private drives. That has been broken up and some of them have been reduced to four, five and six lots facing on the private driveways.

Staff still has some concerns. One concern is in regard to the parking. Staff had requested a master parking plan to address guest parking. It was understood that all the building and house elevations would have a one-car garage. That does not alleviate guest parking concerns. In addition, when there are a lot of cars parked in a 25-foot driveway there is a cluttered look.

Another issue is that there should be a way to move some of the houses to break up the single line of homes facing the street. The houses could be turned in some of the areas around the driveways, so there would be some homes facing the sides and some facing the fronts. That would not take much to accomplish. Another suggestion would be that the open spaces to the north and south also be extended out to the roadway to break up a series of lots. If there could be an added condition requiring some of the cluster lots to be redesigned so there are fronts facing the sides, that would be acceptable to staff. Another condition expanding the northern and southern open spaces out to the street would help the project. The issues can be worked out prior to this item being heard by the City Council.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, and CALVIN CHAMPLIN appeared in order to represent the applicant. ATTORNEY FIORENTINO agreed to a condition that would require the remaining details to be worked out prior to the City Council meeting.

COMMISSIONER McSWAIN asked the square footage of the houses and setbacks. ATTORNEY FIORENTINO answered that the square footage of the houses range from 1,100 square feet to close to 1,500 square feet. The setbacks vary on whether the houses are on a corner or not, but generally there is seven to ten feet between the houses on the sides and roughly the same in the rear. There are no walls in this subdivision.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 12 – Z-0073-02(1)

**MINUTES – Continued:**

COMMISSIONER QUINN asked staff if the conditions will bring this project where it needs to be. MR. CLAPSADDLE answered in the affirmative.

COMMISSIONER QUINN commented about the houses only have a one-car garage. ATTORNEY FIORENTINO explained that there are one-car garages, but one car can be parked in the driveway and not infringe on the sidewalks.

CHAIRMAN GALATI suggested that three conditions be included with this proposal: guest parking be in a manner that is acceptable to the Planning and Development staff, that on some of the eight unit clusters the end units be turned in a manner that is acceptable to staff, and the southern open space area connect to the street.

MARGO WHEELER, Planning and Development, suggested another condition be added that side walls not be allowed in front yard areas. ATTORNEY FIORENTINO noted that some of the houses have courtyards in the front and will have half walls around the courtyards.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:48 – 6:59)

**1-1450**

**CONDITIONS:**

Planning and Development

1. A Rezoning (Z-0073-02) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 12 – Z-0073-02(1)

**CONDITIONS – Continued:**

4. The standards for this development shall include the following: the building height shall not exceed two stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear.
5. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
6. The applicant shall contribute \$150,000 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. A detailed landscaping plan depicting the multi-use trails along Novat Street and Buckskin Avenue alignment must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 12 – Z-0073-02(1)

**CONDITIONS – Continued:**

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for Z-0073-02 and any other subsequent site-related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - MSP-0010-02 - PACIFIC REALTY ASSOCIATES LIMITED PARTNERSHIP** - Request for a Master Sign Plan Review FOR AN EXISTING RETAIL CENTER on 6.46 acres located at 701-721 North Rancho Drive (APN: 139-29-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions with Condition 6 deleted – UNANIMOUS**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application was held in abeyance at the 10/10/2002 Planning Commission meeting to review a redesign of the pylon sign. Since that meeting the applicant has submitted a new site plan using the existing 46-foot high sign and reducing the actual face of the sign by about 10%. This complies with the sign code and City ordinances. Condition 6 should be deleted if this application is approved. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 13 – MSP-0010-02

**MINUTES – Continued:**

SANDER WILLIAMS, WPH Architecture, 105 East Reno Avenue, #6, appeared on behalf of Pacific Realty Associates. This sign plan application is part of an extensive exterior remodel to contemporary standards. They want to use the current pylon sign for two current major tenants with the option to make it into a three tenant sign in the future. He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He felt the sign in this center should be a monument sign.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(6:59 – 7:03)

**1-1920**

**CONDITIONS:**

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Any changes or alteration to this Master Sign Plan shall require an application for a new Master Sign Plan.
3. Wall signs are permitted on the north elevation only, as submitted. There shall be no wall signs on the east, south and west elevations of the buildings.
4. Wall signage is permitted on the faces for up to 20% of the building elevation. The signs shall not project beyond the top or sides of the building and shall comply with Section 19.14.060(F)(11)(b).
5. Signs raceways, when surface mounted to the exterior of the building, shall be no more than 7 inches in depth and shall be painted to match the wall color.
6. The freestanding sign located on Rancho Drive shall be set back a minimum of five (5) feet from the property line. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
7. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; final sign locations shall be approved by the Traffic Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1019 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on 19.25 acres adjacent to the southeast corner of Pioneer Way and Braswell Drive (APN's: 138-27-201-003 and 138-27-102-004), EXISTING USE: PUBLIC PARK, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this is a routine rezoning application. About two years ago there was an approval of this park (Pioneer Park). The rezoning is to C-V (Civic) district. It will not impose a negative impact on the neighborhood. Staff recommended approval subject to the conditions.

No one appeared in opposition.

COMMISSIONER McSWAIN verified with ROBERT GENZER, Director, Planning and Development, that Pioneer Way and Braswell Drive are the only accesses.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 14 – ZON-1019

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:03 – 7:05)

**1-2055**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. A Resolution of Intent with a two-year time limit.

B) Standard Conditions

None

Public Works

A) Project Conditions:

2. Construct half-street improvements on Braswell Drive adjacent to this site concurrent with development of this site.

B) Standard Conditions:

3. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings.

4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1025 - MICELI FAMILY TRUST, ET AL ON BEHALF OF AMERICAN PREMIERE** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on approximately 30 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APNs: 125-11-604-009 and 010, 125-11-702-001 and 002), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>47</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 15 [ZON-1025] and Item 16 [SDR-1026] to the 12/5/2002 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested these items be held in abeyance until the 12/5/2002 meeting in order to meet with the residents and address concerns regarding the project. There is a letter from the applicant requesting the abeyance.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent American Premiere Homes. They would like a continuance for thirty days so they can meet with the neighbors.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 15 – ZON-1025

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-1025] and Item 16 [SDR-1026] was held under Item 15 [ZON-1025].

(6:15 – 6:17)

**1-320**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1026 - MICELI FAMILY TRUST, ET AL, ON BEHALF OF AMERICAN PREMIERE** - Request for a Site Development Plan Review FOR AN 80-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 30 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APNs: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>45</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUESDELL – ABEYANCE of Item 15 [ZON-1025] and Item 16 [SDR-1026] to the 12/5/2002 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested these items be held in abeyance until the 12/5/2002 meeting in order to meet with the residents and address concerns regarding the project.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent American Premiere Homes.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 16 – SDR-1026

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-1025] and Item 16 [SDR-1026] was held under Item 15 [ZON-1025].

(6:15 – 6:17)

**1-320**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1053 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 17 [ZON-1053] and Item 18 [SDR-1054] to the 12/5/2002 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [ZON-1053] and Item 18 [SDR-1054] be held in abeyance to the 12/5/2002 Planning Commission meeting in order to meet with the neighbors and address concerns regarding the project.

ROBERT CUNNINGHAM, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of the applicant to request these items be held in abeyance for thirty days. They want to work out some site plan changes with staff and the neighbors.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 17 – ZON-1053

**MINUTES – Continued:**

JEAN CHAPPELL, 6720 North Tioga Way, appeared to speak on the abeyance request. She felt there should be more dialogue between the developer and the neighbors.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:17 – 6:19)

**1-370**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1054 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 31-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends Abeyance to the December 5, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE of Item 17 [ZON-1053] and Item 18 [SDR-1054] to the 12/5/2002 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [ZON-1053] and Item 18 [SDR-1054] be held in abeyance to the 12/5/2002 Planning Commission meeting.

ROBERT CUNNINGHAM, Taney Engineering, 4445 South Jones Boulevard, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 18 – SDR-1054

**MINUTES – Continued:**

JEAN CHAPPELL, 6720 North Tioga Way, appeared.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1053] and Item 18 [SDR-1054] was held under Item 17 [ZON-1053].

(6:17 – 6:19)

**1-370**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1063 - LAS VEGAS VALLEY WATER DISTRICT ON BEHALF OF FLYNN GALLAGHER** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 0.63 acres on the west side of Buffalo Drive approximately 120 feet north of Cheyenne Avenue (APN:138-09-801-014), PROPOSED USE: UTILITY INSTALLATION AND PARKING, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and GALATI abstaining as the Las Vegas Valley Water District is a client of his firm**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated that this site is owned by the Las Vegas Valley Water District. They are requesting the property be rezoned to C-1 (Limited Commercial) in order for the applicant to utilize a trailer shaped portion of the site for the related retail and office development. The remainder of the site will be used for the existing well site. The C-1 (Limited Commercial) zoning will provide an opportunity for an infill to a site that is currently undeveloped. The rezoning is appropriate for this range of retail and commercial uses. Staff is recommending approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 19 – ZON-1063

**MINUTES – Continued:**

DAVID HUCKLE, Primas & Associates, appeared on behalf of Flynn Gallagher. He concurred with staff's conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if there is a well site on this property. He was concerned the land will sink. MR. HUCKLE responded that there is a well on the property. COMMISSIONER QUINN added that it is different than a normal well.

MR. HUCKLE added that they have been working for about a year with the Las Vegas Valley Water District on this proposal and have an encroachment permit and building setback, which the Water District has approved.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 20 [Z-0052-93(14)] for further discussion.

(7:05 – 7:12)

**1-2158**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

None

B) Standard Conditions:

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for any portion of the site.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 19 – ZON-1063

**CONDITIONS – Continued:**

Public Works

A) Project Conditions:

3. Dedicate 50 feet of right-of-way adjacent to this site for Buffalo Drive prior to the issuance of any permits. Also, dedicate appropriate additional right-of-way to comply with Standard Drawing #201.1 for a dedicated right turn lane.

B) Standard Conditions:

4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - Z-0052-93(14) - LAS VEGAS VALLEY WATER DISTRICT ON BEHALF OF FLYNN GALLAGHER** - Request for a Site Development Plan Review and a Reduction of the On-Site Perimeter Landscape Requirement FOR A 7,468 SQUARE FOOT OFFICE/RETAIL BUILDING on 0.89 acres adjacent to the northwest corner of Buffalo Drive and Cheyenne Avenue (APN: 138-09-821-004), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and GALATI abstaining as the Las Vegas Valley Water District is a client of his firm**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the site plan indicates a triangular shaped office building on an irregularly shaped parcel. This site plan indicates a functional and efficient consideration of a Nevada Power line easement that dissects the middle of the site. That limits the height and location of the office development. There are 49 parking spaces where 25 spaces are required, including two handicapped spaces. Reduction in the perimeter trees is required along the parcel next to the Water District. The building elevations are perfect for the area and are consistent with the remainder of the corporate center. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 20 – Z-0052-93(14)

**MINUTES – Continued:**

DAVID HUCKLE, Premas & Associates, appeared on behalf of Flynn Gallagher.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was concerned about a well on the site.

COMMISSIONER NIGRO requested the applicant to submit the homeowners letter to staff.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 19 [ZON-1063] for further discussion.

(7:05 – 7:12)

**1-2158**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. Rezoning (ZON-1063) to a C-1 (Limited Commercial) Zoning District approved by the City Council for APN: 138-09-801-014.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the location of the dumpster enclosure that meets Section [19.08.45.G.4](#), which [requires](#) that the dumpster enclosure shall have six-foot tall walls, finished in the same manner as the main structure with a roof and solid metal gates. A building elevation of the dumpster enclosure shall be submitted for Planning and Development Department staff review and approval.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along Cheyenne Avenue and Buffalo Drive and a minimum of four five-gallon shrubs for each tree within provided planters. All other indicated landscaping meet the minimum requirements of the Las Vegas Urban Guidelines and Standards.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 20 – Z-0052-93(14)

**CONDITIONS – Continued:**

B) Standard Conditions:

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 20 – Z-0052-93(14)

**CONDITIONS – Continued:**

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

15. Construct all incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site.
16. Site development to comply with all applicable conditions of approval for Z-52-93, the Northshore Professional Office Park, and all other subsequent site-related actions.

B) Standard Conditions:

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 20 – Z-0052-93(14)

**CONDITIONS – Continued:**

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

20. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1010 - JACK & MICHELLE RAPOSE** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK, WHERE TEN FEET IS THE MINIMUM REQUIRED on property located at 2280 Country Cottage Court (APN: 163-04-411-007), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – Motion carried with EVANS and GALATI voting NO and McSWAIN abstaining as U. S. Homes is a client of her firm**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicants' justification letter states that in order to complement the existing homes in the subdivision the applicants desire to place their home at the front yard setback, which is 20 feet. That results in a reduction of the side yard setback from 10 feet to 5 feet on the west side of the residence. This lot is located at the end of a private drive on a cul-de-sac. Fifty feet is the front yard setback in a cul-de-sac and a private street is allowed a 20-foot setback. There is no evidence of a unique or extraordinary circumstance. Alternate floor plans could be possible so the building would be constructed according to Title 19 setback requirements. In view of the absence of any hardships imposed by the sites physical characteristics, denial is recommended.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 21 – VAR-1010

**MINUTES – Continued:**

ANDREW VINCENT, U. S. Homes, 3016 West Charleston Boulevard, appeared on behalf of the applicants. They moved the home 25 feet off the street, which leaves 35 feet in the front. They are five feet from the nearest point. They have a letter of approval from the homeowners association. The other eight lots have been built for quite a few years.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:12 – 7:16)

1-2444

**CONDITIONS:**

Planning and Development

A) Project Conditions:

None.

B) Standard Conditions:

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1045 - RAINBOW HIGHLANDS 2 GENERAL PARTNERSHIP** - Request for a Variance TO ALLOW A 104-SQUARE-FOOT, 27.5 FOOT HIGH FREESTANDING GROUND SIGN IN CONJUNCTION WITH AN EXISTING APARTMENT COMPLEX, WHERE THE MAXIMUM AREA ALLOWED IS 48 SQUARE FEET AND THE MAXIMUM HEIGHT ALLOWED IS 12 FEET on property adjacent to the north side of Washington Avenue, between Rainbow Boulevard and the Oran K. Gragson Freeway (APN's: 138-27-502-003, 138-27-601-002 through 004), R-PD12 (Residential Planned Development – 12 Units per Acre), R-PD14 (Residential Planned Development – 14 Units per Acre) and R-3 (Medium Density Residential) under Resolution of Intent to R-PD14 (Residential Planned Development – 14 Units per Acre) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED** subject to conditions with Condition 1 deleted and replaced with a requirement that the sign be redesigned – **UNANIMOUS**

**This is final action.**

**NOTE:** CHAIRMAN GALATI announced at this Planning Commission meeting that this item would be heard at the 12/4/2002 City Council meeting. However, subsequent to the Planning Commission Meeting, it was determined that this item should have been announced as final action.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 22 – VAR-1045

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, said the applicant's justification letter states that a recently erected sound wall along U.S.95 that runs the length of the property eliminates visibility to the site. The vacancy rate has increased and has resulted in a financial burden on the applicant. Sign standards of Title 19 aim to achieve a balance between the public's needs for signs and appearance of the community with emphasis added to major corridors, such as U.S.95. By enforcement of the standards, quality and appearance of thoroughfares within the city will be improved. The sign is proposed to be 27 feet tall, 8' x 13'. It will be seen over a 15-foot tall sound wall. There is no evidence of any unique or extraordinary circumstance and the applicant has created a self-imposed hardship by attempting to erect a sign larger than what is allowed. Staff recommended denial.

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. On the south end of this property is Washington Avenue and on the north end is a mini storage facility and north of that is a go-cart complex, and then the Vegas Drive overpass. The sign will be situated along the western edge of the property line. It is not a large sign. The property was developed in 1994 as a single story apartment complex. It had exposure to U.S.95 at the time it was built until the 15 foot high sound wall was built. As a result, the applicant's vacancy rate has increased to 5%. The billboard sign that was before the Planning Commission in June was a billboard 45 feet high with 678 square feet. This sign is 27 feet high and 104 square feet. They are requesting only enough height to give them visual exposure to U.S.95. In terms of precedent, under the current City code, any commercial property can have a freestanding sign along U.S.95 above the elevated grade of the freeway. This sign will be internally illuminated. Adjacent to this property the smaller sign is an internally illuminated freestanding sign permitted by code. This is the only single story project along U.S.95.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. This sets a bad precedent. This apartment complex is fortunate that they have the sound wall. Vacancy rates are determined by price, location, layout and amenities.

COMMISSIONER EVANS was unsure whether this meets the parameters of exceptional situations for a Variance. He felt this sign should be more aesthetically pleasing.

COMMISSIONER McSWAIN commented that there is the issue of precedence and quality of the sign.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning and Development Department  
Item 22 – VAR-1045

**MINUTES – Continued:**

CHAIRMAN GALATI felt this is a unique parcel along that freeway and did not feel every apartment complex will want similar signage. This project could go into disrepair if the vacancy rate continues to decline.

COMMISSIONER TRUESDELL felt he could support this sign if aesthetics were added.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:16 – 7:37)

**1-2659**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The sign shall be non-illuminated.
2. The elevation shall be revised to increase the width of the support pole for the sign to comply with Section 19.14.020(N), prior to the time an application is made for a building permit.

B) Standard Conditions:

3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Conformance to the site plan and elevations as submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1005 - C O G III, LIMITED ON BEHALF OF CAMCO, INCORPORATED** - Request for a Special Use Permit FOR A PAWN SHOP (SuperPawn) within an existing commercial shopping center on property located at 1110 South Rainbow Boulevard (APN: 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated pawn shops are allowed in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit in conformance with non-waiverable conditions listed in Title 19. Those conditions include no outdoor display, sales or storage of merchandise. Staff has added additional conditions regarding prohibiting the sale of firearms and weapons as well as hours of operation. With the incorporation of the recommended conditions, this pawn shop will be in conformance with Title 19, as well as Title 6. There are no other pawn shops located within 1,500 feet of the subject pawn shop. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 23 – SUP-1005

**MINUTES – Continued:**

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared on behalf of Steve Mack and Camco, Inc. This pawn shop would be located on Rainbow Boulevard just south of Charleston Boulevard. This site is surrounded by C-1 (Limited Commercial) which includes retail and service commercial. The residential to the southeast and east range in densities from 15 to 21 units per acre. This site was previously approved by the City Council for secondhand sales in relation to new and used appliances. Super Pawn has worked hard to develop a reputation as the industry leader and is located in first rate centers throughout the valley. He concurred with staff's conditions.

No one appeared in opposition.

COMMISSIONER McSWAIN asked if the aesthetics will be comparable to what exists in the complex. ATTORNEY KAEMPFER responded that there is some turquoise on the building, but it is part of an in-line retail center and limited as to what can be done aesthetically.

COMMISSIONER TRUESDELL felt he could support this application provided the aesthetics maintain the compatibility with the remaining part of the center.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:37 – 7:43)

**1-3790**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. Weapons, including but not limited to firearms and knives, shall not be sold at this location.
2. The hours of operation for this business shall be limited to 9 A. M. through 9 P. M.
3. No outdoor display, sales or storage of any merchandise is permitted.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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Item 23 – SUP-1005

**CONDITIONS – Continued:**

4. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
- B) Standard Conditions:
  5. Conformance to all Minimum Requirements under Title 19.04.050 for the Pawn Shop use.
  6. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0074-86).
  7. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
  8. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1033 - GAZALA, AHARON & HAVIVA ON BEHALF OF RANCHO AUTOMOTIVE CENTER** - Request for a Special Use Permit TO ALLOW MAJOR AUTOMOTIVE REPAIR in conjunction with an existing automotive repair garage (Auto Brake & Clutch) on property located at 3420 North Rancho Drive (APN: 138-12-702-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant's justification letter states that all the transmission work will be done within the building. In addition, no automotive parts or equipment will be stored outside and the service bays also do not face a public right-of-way. This is an existing site and already has a license for minor automotive repair. It is within the range of uses permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. This use will be in conformance with Title 19 with the recommended conditions. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 24 - SUP-1033

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This is a use that has been on this property for about the last two years. There have been no complaints. It is in compliance with the code. He accepted staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:41 – 7:43)

**2-210**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.
5. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

B) Standard Conditions:

6. If this special use permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.
7. All City Code Requirements and all City Departments design standards shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1047 - PECCOLE NEVADA CORPORATION** - Request for a Special Use Permit FOR A TAVERN and a Waiver of Separation for the distance between taverns located on the southwest corner of Charleston Boulevard and Fort Apache Road, (APN: 163-05-110-003), C-1 (Limited Commercial), Ward 2 (L. B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>76</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED** subject to conditions and additional condition of a public hearing for a one year review of the 24 hour operation stipulated in the Certificate of Occupancy – **UNANIMOUS** with **TRUESDELL** abstaining as the operator of the tavern is a tenant in a center that involves his firm

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Special Use Permit will allow the applicant to develop a 5,000 square foot tavern on the southern portion of the Fort Apache Commons commercial center. The applicant has also requested a waiver of the 1,500 foot minimum distance separation requirement from sensitive uses or another tavern. Those uses are separated by a 100 foot roadway. There is an associated site plan application with this request. The overall Fort Apache Commons site, 8.69 acres, contains a mix of restaurant and commercial uses and is part of a significant concentration of commercial and entertainment activities at the Rampart/Charleston intersection. This proposal is compatible with the SC (Service Commercial)

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 25 - SUP-1047

**MINUTES – Continued:**

land use designation and C-1 (Limited Commercial) zoning on this site. It is in character with the other uses on this site and other commercial sites within the area. The waiver has been requested as the overall site is slightly within 1,500 feet of the Emerald Gardens property to the north of Charleston Boulevard, although the tavern is beyond that distance. The overall site is adjacent to apartment development to the west and is separated from single-family development to the south by a 100 foot wide landscape and drainage easement. The applicant has discussed this project with the Peccole Homeowners Association and received support from them by letter subject to conditions that would limit lighting, signage access along the southern boundary of the site, and construction of a block wall. Those conditions are in the Site Development Plan Review. One condition could be added regarding hours of operation. Staff recommended approval subject to the conditions.

CLYDE SPITZE, AMEC Engineering, 4670 South Fort Apache Road, #180, appeared on behalf of the applicant. The site plan was submitted to the homeowners association and as a result the applicant will construct a half concrete block, half wrought iron fence, along the southerly border. They will build an eight-foot high masonry block wall the full length. Construction of that wall will begin as soon as possible to minimize construction dirt, etc.

BILL PHILLIPS, General Counsel for Peccole Nevada Corporation, 851 South Rampart Boulevard, and managing member of the proposed licensee, Mixed Nuts Hospitality Group, appeared. This will be a high-end tavern. It meets the demography of the neighborhood. Mixed Nuts also has a tavern on the other end of the Peccole Ranch property, west of Charleston and Hualapai, for two and a half years. They consider themselves to be a good neighbor at that location. The tavern would like to operate 24 hours, seven days a week, like their other tavern. They have never received any complaints for that tavern. This proposed location is seeking a more mature clientele than at Outside Inn, perhaps a cocktail guitarist or piano. They are trying to provide something that is positive for the neighborhood.

TOM McGOWAN, Las Vegas resident, asked the seating capacity, distance from nearest tavern and applicant's position regarding the entertainment tax recommendation drafted by the Governor's Reform Tax Force that will be submitted to the Nevada Legislature.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 25 - SUP-1047

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if the City passed a bill stating that instead of taking the perimeters of the shopping center into consideration that they would take the perimeters of the tavern. ROBERT GENZER, Director, Planning and Development, answered that the bill that recently passed allowed for the reapplication of waivers where they previously had been prohibited. In this case, the only other facility within 1,500 feet of this location is a banquet facility that has a tavern license.

WILDA CHEVERS, 9012 Covered Wagon Avenue, appeared in protest. Her property faces this subject site. She thought there was an agreement on 1/25/1999 with the Peccole Nevada Corporation which stipulated a wall, no restaurant operation after 10:00 P.M. and the business would be closed by 2:00 a.m. This new tavern is to be open 24 hours a day with live music and 12 gaming devices.

ALEXANDER HAMILTON, 9000 Covered Wagon Avenue, appeared in protest. The 90 houses in Heritage Estates will be most affected by this tavern. He submitted a petition with signatures in opposition. There are enough bars and gambling close by so this tavern is unnecessary. In 1998 there were many meetings in regard to a tavern and an agreement was reached insofar as the applicant would build an upscale restaurant with a tavern license with up to 12 gaming machines. They would operate as a supper club with a tavern license with restricted hours of operation by closing at 2:00 a.m. The balance of the property was going to be a shopping center, which would close at 10:00 p.m. There would be no additional gaming, except for one future major tenant of not less than 12,000 square feet. This request is not part of that agreement. On 11/19/1998 a Special Use Permit [U-0047-98] was issued for a 5,000 square foot tavern, which is Mimi's Café, and does not have gaming. The agreement he referred to was with JKJS Consulting between the owner and residents, not with the City. He was aware that this property will eventually be developed, but wants it developed so it will not interfere with the quality of life for the surrounding residents. He would prefer an office complex, the remaining undeveloped land to be developed at the same time, and the agreement made previously to be enforced. He does not want any further gaming, except for the car wash and 12,000 square foot retail tenant. The other restaurants in that immediate area do not have gaming.

JAMES O'KEEFE, 9104 Covered Wagon, appeared in protest. He wondered what a high end tavern is. There is no reason to be open 24 hours a day if they will be serving high quality food.

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**MINUTES – Continued:**

DEBORAH MATULA, 1521 Padova Drive, appeared in protest. She lives in the Valley West subdivision. They have fought in the last several years to keep the impact on the neighborhoods to a minimum. This is one of the worst intersections in the city as far as traffic is concerned. There is enough liquor, restaurants and gaming in the neighborhood. A 24-hour establishment is not necessary.

BRENT PHILLIPS, 8121 Gothic Avenue, operator, said this site is a large parcel of land. The agreement that has been referred to dates back four years. It was specifically related to the property now known as Mimi's Café. This proposal is an internal location and cannot be viewed by the residents. They are concerned as to how many gaming machines they would have. They do a lot of business between 2:00 a.m. and 10:00 a.m. This will not have a negative impact on this community.

RICHARD BRUCE, 851 South Rampart Boulevard, Director of Operations for Mixed Nuts Hospitality Group, said there would be 130 seats.

COMMISSIONER McSWAIN asked if this piece will be developed by itself first. MR. SPITZE explained that when they filed the original application it did not include the center. There is a meeting next week to do the preliminary application review and then they will file an application for the remainder of the site. It was always intended for this tavern to be a part of the overall center. The tavern faces Charleston Boulevard, but it is behind Chili's restaurant.

COMMISSIONER McSWAIN thought a one-year review should be imposed on the 24-hour operation since it is abutting the residents. BRENT PHILLIPS agreed to a one-year review. Originally the intent with this corner was to be a commercial center.

MR. SPITZE added that they will be starting construction as soon as possible on the eight foot high block wall.

COMMISSIONER EVANS wondered what impact this would have on the residents when the tavern is open during the night. MR. PHILLIPS responded that there is the existing 100-foot landscape and drainage easement between the residents' property and this parcel, the parking lot, several professional building suites, and then the tavern. In addition, there will be the eight-foot high block wall. In regard to noise, the entertainment would comprise a cocktail pianist or guitarist, not rock bands. He has a younger clientele at the current tavern and has never received any complaints from the neighbors. They had a meeting with all interested homeowners on 8/20/2002 after they had notified 140 homes.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 25 - SUP-1047

**MINUTES – Continued:**

COMMISSIONER NIGRO did not think this would greatly increase the traffic at this intersection. He was in favor of a 24-hour operation with a one-year review.

COMMISSIONER QUINN noted that there is a great distance from this tavern to the nearest house. It would be difficult for noise to travel so far.

CHAIRMAN GALATI stated that all the restaurants on that corner are busy. He felt this will be a successful venture because of the existing traffic and residents. However, his concern was with the aforementioned agreement. Also, he did not feel this proposal has been adequately reviewed by the residents.

MR. SPITZE said that four years ago when they applied for the tavern in the Mimi's location, there were no Crossroad Commons, no Chili's, and no Mimi's. The area has changed since four years ago.

COMMISSIONER EVANS asked who the agreement involves as it has seemed to cause confusion with this application and the surrounding residents. MR. PHILLIPS said the agreement is signed by Michael Silvaggio, President and Consultant of JKJS Consulting. It is dated 8/5/1998. It states there would be one tavern license on this entire area that is 8.69 acres, would have 12 gaming machines, and close at 2:00 a.m. That agreement does not involve the proposed location, but where Mimi's Café is located.

COMMISSIONER NIGRO was concerned with how this tavern will impact the neighborhood, but since it is so far away there does not appear it would create any noise or visual problems.

CHAIRMAN GALATI felt this is a good site for a tavern and it is well designed. He wanted to make sure this Site Development Plan Review is tied to the overall Site Development Plan Review. MR. SPITZE responded that they are committed through the homeowners association to construct the tavern as it is being presented.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 26 [SDR-1048] for further discussion.

(7:43 – 8:42)

**2-270**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 25 - SUP-1047

**CONDITIONS:**

Planning and Development

A) Project Conditions:

None.

B) Standard Conditions:

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to all Minimum Requirements under Title 19.04.050 for a "Liquor Establishment (Tavern)" use.
4. Approval of and conformance to the Conditions of Approval for Rezoning Z-0139-88 and Site Development Plan Review SDR-1048.
5. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

None.

B) Standard Conditions:

None.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1048 - PECCOLE NEVADA CORPORATION** - Request for a Site Development Plan Review FOR A 6,472 SQUARE-FOOT TAVERN located on the southwest corner of Charleston Boulevard and Fort Apache Road, (APN: 163-05-110-003), C-1 (Limited Commercial), Ward 2 (L. B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>75</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED** subject to conditions and additional condition that no permits be issued for construction of this use prior to permits for the remainder of the site, except for construction of the block wall – **UNANIMOUS** with **TRUESDELL** abstaining as the operator of the tavern is a tenant in a center that involves his firm

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this tavern is located within the commercial site and has common parking areas. In discussions with the applicant, they were able to indicate the amount of parking that would be required for the existing uses, tavern site, and future development that would be in the same vicinity as the tavern in the range of 20,400 square feet of retail and a little over 32,000 square feet of office space. The total required parking spaces is 485. The amount of spaces available at build-out would be 643. Therefore, the

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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Item 26 – SDR-1048

**MINUTES – Continued:**

overall site will be served with adequate parking. Perimeter landscaping and parking area landscape islands are being developed as the overall Fort Apache Commons development. That conforms to the City's landscape standards. A master sign plan will be required as part of the Site Development Plan Review when the future office/commercial development is planned adjacent to the tavern. The tavern license is required for the gaming machines, but it is more of a place for dinner and entertainment. Staff recommended approval subject to the conditions.

CLYDE SPITZE, AMEC Engineering, 4670 South Fort Apache Road, #180, appeared on behalf of the applicant.

BILL PHILLIPS, General Counsel for Peccole Nevada Corporation, 851 South Rampart Boulevard, and managing member of the proposed licensee, Mixed Nuts Hospitality Group, appeared.

TOM McGOWAN, Las Vegas resident, appeared as a concerned citizen.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

WILDA CHEVERS, 9012 Covered Wagon Avenue, appeared in protest.

ALEXANDER HAMILTON, 9000 Covered Wagon Avenue, appeared in protest.

JAMES O'KEEFE, 9104 Covered Wagon, appeared in protest.

DEBORAH MATULA, 1521 Padova Drive, appeared in protest.

RICHARD BRUCE, 851 South Rampart Boulevard, Director of Operations for Mixed Nuts Hospitality Group, appeared.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 25 [SUP-1047] for further discussion.

(7:43 – 8:42)

**2-270**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 26 – SDR-1048

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. Prior to construction, the developer will construct a wall along the paseo consisting of four foot masonry and four foot wrought iron fencing. The wall will be eight feet in height and match the existing walls along the paseo. The developer, after construction of this wall, will use green windscreen material along the paseo wall during construction.
2. There will be no exterior lighted signage that faces the Paseo area. A signage Design Plan for the entire project shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.
3. The landscaping plans shall be submitted at a later date for Peccole Ranch Community Association Design Review Committee approval.

B) Standard Conditions:

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**CONDITIONS – Continued:**

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

13. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-139-88 and all other subsequent site-related actions.
14. In accordance with the conditions of the Parcel Map, PM-0024-02, this site and all future pad sites comprising the overall commercial area shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

B) Standard Conditions:

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**CONDITIONS – Continued:**

16. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. This site must connect to public sewer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1051 - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF JOEL HIGGINBOTHAM** - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on a portion of 2.5 acres adjacent to the north side of Summerlin Parkway, approximately 325 feet east of Buffalo Drive (APN: 138-27-301-014), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this use meets all the requirements for a Special Use Permit. It can be conducted in a manner that is harmonious and compatible with the surrounding commercial uses and the adjacent right-of-way, which is Summerlin Parkway. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 27 – SUP-1051

**MINUTES – Continued:**

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This property is bounded by the Summerlin Parkway to the south and west. To the north and east are shopping centers. Access to this site is provided by three locations on the east side of the site with service bays located to the north and south. He showed elevations on the monitor. Parking is on the north, south and east sides of the building. The landscape plan is for eight foot planters located along the north and east property lines and a triangular landscape area along the southwest property line. He concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 28 [SDR-1050] for further discussion.  
(9:00 – 9:10)  
**2-2518**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. No outside storage of stock, equipment, or residual used equipment shall be located or stored in any open area outside of the enclosed building.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 27 - SUP-1051

**CONDITIONS – Continued:**

5. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
- B) Standard Conditions:
  6. If this special use permit is not exercised within two years of this approval, this special use permit shall be null and void unless an Extension of Time is granted.
  7. All City Code Requirements and all City Departments design standards shall be met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1050 - BUFFALO WASHINGTON LIMITED LIABILITY COMPANY ON BEHALF OF JOEL HIGGINBOTHAM** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape requirements for a Minor Automotive Repair Garage on a portion of a 2.5-gross acre site adjacent to the north side of Summerlin Parkway, approximately 325 feet east of Buffalo Drive (APN: 138-27-301-014), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (L. B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this site plan represents a functional and efficient layout considering the triangular shape of the site. It originally was a 2.5 acre site and it has been cut diagonally to be a 1.2 acre site to dedicate part of it to Summerlin Parkway. The site plan indicates a rectangular shaped building with service bays facing north/south, parking

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 28 – SUP-1050

**MINUTES – Continued:**

located to the north, south and east of the building. There is a total of 25 parking spaces provided, including three handicapped spaces. They have requested a reduction in the perimeter landscaping requirements as a part of this application due to the irregular shape of the parcel and the location adjacent to Summerlin Parkway. That reduction is appropriate. Additional conditions for landscaping are recommended in that the trees be spaced 30 feet on center and to provide additional parking lot finger islands because there is an addition of 26 parking spaces on site. Another condition is in regard to the multi-use trail being located on the south side of the project. There is a trellis and truss feature that adds interest to this business. Staff recommended approval subject to the conditions.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This property is bounded by the Summerlin Parkway to the south and west. To the north and east are shopping centers. Access to this site is provided by three locations on the east side of the site with service bays located to the north and south. He showed elevations on the monitor. Parking is on the north, south and east sides of the building. The landscape plan is for eight foot planters located along the north and east property lines and a triangular landscape area along the southwest property line. He referred to Condition 15 and assumed this refers to where they own the property. He concurred with staff's conditions.

MS. MARTIN added that the trail is ten feet wide located on the south side and it could be incorporated into the right-of-way that is to be dedicated. It should be made of Portland Cement.

BART ANDERSON, Public Works, said in regard to Condition 15, the entire site is one legal parcel. That condition could be changed if the Parcel Map indicates the dedications and until it is recorded this parcel must provide the dedications. ATTORNEY KAEMPFER was advised that legally there are separate parcels with separate Assessor Parcel Numbers. MR. ANDERSON responded that Public Works will research this issue further prior to these applications going to City Council.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 27 [SUP-1051] for further discussion.

(9:00 – 9:10)

**2-2518**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 28 – SDR-1050

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. Obtain a cross-access easement, if required, prior to the issuance of building permits.
2. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center on the subject parcel along the east property line and to provide parking lot landscape planter islands (one for every six parking spaces) in the parking areas along the north and east property lines.
3. The dumpster enclosure shall have six-foot tall walls, finished in the same manner as the main structure with a roof and solid metal gates. [Section 19.08]
4. A multi-use transportation trail shall be provided along the western boundary of the subject tract southerly to Summerlin Parkway and thence easterly along Summerlin Parkway to the eastern boundary of the property presently owned by the applicant. The trail shall be constructed in compliance with the standards of the Master Plan Transportation Trails Element, particularly with the details shown in Exhibit 1. The longitudinal slope shall meet ADA requirements.

B) Standard Conditions:

5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive [address plan for the subject site](#). A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 28 – SDR-1050

**CONDITIONS – Continued:**

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

15. Dedicate or obtain appropriate right-of-way adjacent to this site for Summerlin Parkway and Buffalo Drive, an additional 5’ on Washington Avenue, and a 54’ radius on the southeast corner of Washington Avenue and Buffalo Drive prior to the issuance of any permits or approval of improvement plans.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 28 – SDR-1050

**CONDITIONS – Continued:**

B) Standard Conditions:

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction [plans or the issuance of any permits, whichever may occur first](#). Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 28 – SDR-1050

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
20. Site development to comply with all applicable conditions of approval for the Washington/Buffalo (Commercial Subdivision) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1062 - TIMOTHY & TANYA REED** - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) on 1.08 acres at 5401 Rome Boulevard (APN: 125-24-403-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Complaint Report Submitted At Meeting
5. Report By Applicant Submitted At Meeting

**MOTION:**

**McSWAIN – NO RECOMMENDATION – Motion for approval subject to the conditions and limiting the number of horses to nine did not carry with EVANS, GALATI and NIGRO voting NO and GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant's justification letter indicates this Special Use Permit for commercial horse boarding is requested so the applicant can breed mares, sell foals, allow outside mares to come to the property to be bred, and to train outside horses that would be boarded for compensation. The submitted site plan indicates a training and breeding operation consisting of 13 stalls for livestock in an area with dust sprinklers around a pen and tack barn. The applicant originally applied for a Special Use Permit for livestock farming for 13 horses and one bovine where a maximum of six horses or bovines are allowed and waiver of the minimum 1.25 acre parcel size requirement in the minimum lot size area allowed for horses and bovines. The Planning and Development Department had

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 29 – SUP-1062

**MINUTES – Continued:**

recommended approval based upon a private home based operation. The Planning Commission recommended denial of that application on 9/12/2002. The applicant appealed that Special Use Permit to the City Council and it was held in abeyance to 12/4/2002. Based upon a review of more detail submitted with this application and the testimony from neighbors presented at an earlier meeting, it was felt this is too intense of a use for this ranch style neighborhood. Staff recommended denial.

TANYA REED, 5401 Rome Boulevard, presented a booklet to the Commissioners and Clerk. It explained this application, had a petition in favor, and showed photos of the property. She read a letter from adjacent neighbors in approval, Ricky and Evelyn Reich, who live at 6540 Bradley Road. This request is to allow them to pursue their breeding program. Mares are boarded on the property. All foals out of the bred mares are sold. They would like to have a permit for 13 horses. They have a steer, which they would be willing to remove from the property. This would supplement their income. She would be able to have a more home-based business so she could stay home with her children. They have liability insurance in addition to their homeowners insurance.

She agreed to have a block wall, but will not have the funds until the summer of 2003. They would be willing to put in temporary screening along Rome Boulevard. She agreed to the hours of operation and arena lighting. They need to pull a permit on the arena lighting. There will not be any events. They will use their round circular driveway for parking. The barns are 100 feet away from the front property line. She was unsure about the 50 feet away from a dwelling, but one neighbor has signed documents indicating she does not object to this being less than 50 feet from her house. The structures are placed at least five feet from the property lines. As a business, they are able to claim any horses bought or sold. She did not object to this request being reviewed in a year and agreed to a renotification fee. There are horse properties in the area. This use would not be too intense for this property as it is meant for breeding purposes, which is not done year around. They sell very few horses. They do not have a problem with flies or dust and try to keep odors down. Parking has become an issue. They try to have vehicles park on the south side of Rome Boulevard or on their property. She agreed to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 29 – SUP-1062

**MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, appeared in approval. He was impressed by the applicant's presentation. This is a western pioneer state which has a rural heritage.

BARBARA HODNETT, 5420 Rome Boulevard, appeared in protest. She lives directly across the street from the applicants' property. When the applicants purchased their property they knew it was zoned Residential Estates. The flavor of the neighborhood has changed. This property is too crowded. She has a problem with the dust from this property, which is a detriment to her health. Cosmetically this property is a disaster. The large vehicles visiting the subject property have made ruts on her property. Children cannot ride horses on the street.

JULIA BROWN, 6601 Bradley Road, appeared in protest. The photos they showed made their property look larger than what it really is. They have had all the stalls filled from time to time. Some of the large vehicles visiting this property have had to pull into her property to be able to back into the applicants' property. They do not have a place for adequate parking. This has been treated as a commercial property since the applicants purchased it. The neighborhood wants to maintain their standard of living. She was told by a realtor that this will lower the surrounding property values.

DEAN YEAGER, 6601 Bradley Road, appeared in protest. He objected to the excessive use of this property. With additional livestock it will get worse.

JANICE BROWN, 6601 Bradley Road, appeared in protest. This proposal creates noise, dust, flies, and vehicles.

KIM LeCLAIR, 5525 Rome Boulevard, appeared in approval. She purchased her home in May of this year and her property value has increased. The desert is a dusty environment. The applicants take good care of their property and it is well watered. The homes directly to the north are on smaller plots of land and have horses on them. They maintain their property very well, but it could be improved aesthetically.

TODD FARLOW, 240 North 19<sup>th</sup> Street, felt that since this is close to equestrian trails, people purchasing in this area should expect to see horses. He did not think this property would have to be screened. The size of this property for breeding purposes is not too intense.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 29 - SUP-1062

**MINUTES – Continued:**

KELLY SWEENEY, 8751 Homestead Road, appeared in approval. The applicants have improved this property. Their neighbors' properties could be improved. There is no problem with flies.

ROBERT CONNELL, 3502 Sockeye Lane, appeared as a horse trainer. He has trained at other facilities and this one is top drawer.

TIMOTHY REED, 5402 Rome Boulevard, commented that he watches his daughter in the evenings while his wife tends to the animals.

COMMISSIONER EVANS felt this request is too intense. The code allows up to six horses. He was concerned this would set a precedent. CHAIRMAN GALATI commented that the number of animals went before the Planning Commission and was held in abeyance at the City Council. This application only involves a corral or stable.

MARGO WHEELER, Planning and Development, noted that Condition 2 states there should not be more than ten animals. This application is for a commercial breeding facility that would be permitted with a Special Use Permit.

COMMISSIONER McSWAIN was concerned that if this would come back in a year there could be complaints. MRS. REED felt they will never be able to appease the neighbor at 6601 Bradley Road. If there would only be six horses allowed, the barns will still remain.

COMMISSIONER TRUESDELL commented that he could support a commercial breeding facility with nine horses allowed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: This item was heard after Item 41 [SDR-1046].

(9:19 – 10:21)

**2-3540**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 29 - SUP-1062

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the Commercial Stable to cease. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Commercial Stable use ceases immediately.
2. The number of horses and/or bovines shall not exceed ten animals on the property at any given time.
3. Provide a six-foot tall decorative block wall along Rome Boulevard, as well as a suitable screening device along the side and rear property lines, to be approved by the Planning and Development Department.
4. The trash dumpster containing animal waste shall be properly screened and located in an area that does not emit odor and/or insects from affecting adjacent residential properties.
5. The hours of operation shall be limited from 7:00 a.m. to 8:00 p.m.
6. The arena lighting shall not extend past 8:00 pm.
7. No events (such as horse shows or rodeo type events) shall take place on the property.
8. All lighting shall be downward-directed lights and be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. All light standards shall not exceed 15 feet in height. All lighting (existing and proposed) shall have a permit issued by the city of Las Vegas.
9. Indicate on the site plan the required three parking spaces per Title 19.10 parking requirements for Horse Corral or Stable. The parking area shall be constructed of a hard surface. All parking shall be on site.
10. Stables or corrals shall be placed more than 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line.

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**CONDITIONS – Continued:**

11. All structures shall be placed a minimum of five feet from any side or rear property line abutting a residential zoning district.
- B) Standard Conditions:
12. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- A) Project Conditions:
14. Dedicate an additional 5 feet of right-of-way for a total radius of 20 feet on the southwest corner of Rome Boulevard and Bradley Road prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
- B) Standard Conditions:
- None



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1055 - KENNETH GRAGSON, ET AL** - Request for a Site Development Plan Review FOR A 91-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.9 acres adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APNs: 125-13-803-008, 010, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Report Submitted By Trophy Homes At Meeting

**MOTION:**

**QUINN – APPROVED** subject to conditions with Condition 5 deleted – **UNANIMOUS** with GALATI abstaining as Trophy Homes is a client of his firm and GOYNES excused

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this subdivision will be served by private streets through a gated access to Severance Lane about 280 feet west of Decatur Boulevard. This has a density of 5.08 units per acre is compatible with the existing Medium-Low land use designation and the existing R-PD5 (Residential Planned Development – 5 Units Per Acre), which allows a density of up to 5.49 units per acre. It is also within the scope of the approved

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**MINUTES – Continued:**

densities on surrounding sites. As an R-PD development, this project provides a sufficient amount of open space. However, the design of a significant portion of the open space is to provide an entrance feature to the site. The open spaces in the project have not been designed for the utility of the spaces, gathering areas, or recreation areas. A condition has been suggested to redesign the open space to retain a smaller entrance feature while providing a larger and more useable core open space in the central portion of the development. Staff recommended approval subject to the conditions.

BRENT PHILLIPS, Trophy Homes, 8121 Gothic Avenue, appeared on behalf of the applicant. He objected to Condition 5. They want a lot of landscaping in the entry, entry park, and lineal park. The front would be a better location for the park versus in the north. First would be the aesthetics upon arrival. Second, the traffic is slower in the front which would make a park in that location safer for children and easier access for visitors. Third, a lineal park allows all the neighbors to walk to the park, but not on the street.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked how wide the lineal park is and if there are sidewalks being planned.

MR. PHILLIPS responded that there are sidewalks. The lineal park is actually 39 feet, which is almost the size of a street.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(10:21 – 10:26)  
**3-2120**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

None.

B) Standard Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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Item 30 – SDR-1055

**CONDITIONS – Continued:**

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the main open space area in the center of the development. A reduced area containing a landscape element can remain facing the entrance street.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

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Item 30 – SDR-1055

**CONDITIONS – Continued:**

11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. *Any* property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

16. Site development to comply with all applicable conditions of approval for Z-0002-02 and all other site-related actions.

B) Standard Conditions:

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Access drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1061 - DOMINO PARTNERS, A PARTNERSHIP** - Request for a Site Development Plan Review FOR A 32-UNIT APARTMENT COMPLEX on 0.68 acres adjacent to the east side of Third Street, approximately 270 feet north of Colorado Avenue (APN: 162-03-110-009 and 110), R-4 (High Density Residential) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter From Ideal Office Equipment

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns the adjacent parcel and GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan shows an innovative 32 unit apartment development on the 0.68-acre site. This project will consist of four two-story buildings each containing eight one-bedroom apartments. The buildings will be oriented perpendicular to the street and will consist of an open ground level parking area beneath the buildings with living quarters on the elevated first floor and bathroom, bedroom, and small loft on the second level. The structures will be prefabricated enabling the builder to bring each floor of each apartment in separately by crane and assembled on site. This is intended to reduce construction costs, which will be passed on in the form of better rental rates. Landscape areas

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Planning & Development Department  
Item 31 – SDR-1061

**MINUTES – Continued:**

will border each building, creating an on-site amenity area for the occupants. This proposal exceeds minimum requirements for parking and landscape standards. It is located in District 3, Downtown South, of the Las Vegas Centennial Plan, an area that supports a blend of uses including multi-unit residential projects. This site is also within Area 7 on Map 9 of the Las Vegas Redevelopment Plan. This designation supports high-density residential development. Staff would like to add an additional condition regarding Policy D.S.4.2A of the Downtown Centennial Plan, which identifies the need for landscaping with palm trees of a 25-foot height with a maximum 35 feet on center along Third Street and also 2E of the same clause which requires sidewalks according to the Fourth Street standards. Staff recommended approval subject to the conditions.

ELVIN CRAMER, 1818 Industrial Road, #107, appeared on behalf of the applicant. They have existing palm trees, which they want to relocate. There are 14 trees, which they intend to use, as they would be less costly. The owners currently have 14 units on this property.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. This is very nice!

DAVID SHAFFER, Shaffer Realty, 330 East Charleston Boulevard, and Iowa Café, 300 East Charleston Boulevard, appeared in approval. He likes this product, but would prefer a higher rental than \$580.00 per month that is contemplated. A higher rental would create a different clientele. The housing should be in the \$800.00 to \$1,400.00 per month range to give professional people working in the downtown area a place to live.

COMMISSIONER QUINN asked the type of construction for this pre-fabricated project. MR. CRAMER explained that this is not to be confused with pre-manufactured housing. The pre-fabricated aspect is to have it built off-site and inspected by the City in a shop. This would allow for fast production. The columns are concrete, the grid work is steel, steel framed units, light gauge steel frame walls with a pre-finished metal skin.

COMMISSIONER EVANS likes the idea of parking underneath and vertical concept. This is an innovative and interesting architectural design. He cautioned that the applicant should not consider weekly rentals. MR. CRAMER responded that there are no plans for a daily/weekly residential hotel. If it would be changed to a residential hotel, there would not be the amenities to attract that type of tenant.

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**MINUTES – Continued:**

COMMISSIONER McSWAIN asked if there would be on-site management. JOLENE MANACK, 1250 Eighth Place, appeared to state she is the off-site manager of the project since 1994. They have good tenants at the present time.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(10:26 – 10:39)  
**3-2340**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

None.

B) Standard Conditions:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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**CONDITIONS – Continued:**

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

11. Grant a 20 foot public sewer easement over existing public sewer line through this site.
12. Landscape and maintain all unimproved right-of-way on Third Street adjacent to this site.
13. Submit an Encroachment Agreement for all private improvements located in the Third Street public right-of-way adjacent to this site prior to occupancy of this site.

B) Standard Conditions:

14. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.



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**CONDITIONS – Continued:**

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ROC-1044 - W.L. HOMES LIMITED LIABILITY COMPANY DOING BUSINESS AS JOHN LAING** - Request for a Review of Condition of an approved Rezoning (Z-0086-98) for condition #7 WHICH REQUIRED FOUR LANES OF PAVING ON DURANGO DRIVE BETWEEN BRENT LANE AND GRAND TETON DRIVE adjacent to the northeast corner of Durango Drive and Brent Lane (APN: Multiple), R-PD4 (Residential Planned Development - 4 Units per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

1

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL –WITHDRAWN WITHOUT PREJUDICE– UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn. They have decided to comply with Condition 7 requiring four lanes of paving on Durango Drive between Brent Lane and Grand Teton Drive.

PAUL KENNER, WL Homes, 4435 South Jones Boulevard, #1, appeared on behalf of the application. That condition is for paving along Durango Drive. It appeared there was going to be development that would occur quickly that would improve that portion of the road to a permanent nature, but since the timing cannot be depended upon, they are willing to comply with the condition.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:19 – 6:21)

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**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ROC-1067 - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Review of Conditions of an approved Rezoning and Site Development Plan Review, TO ALLOW REDUCTIONS TO PERIMETER WALL HEIGHTS, CHANGES TO THE ROOF LINE OF THE BUILDING AND RELOCATION OF THE TRASH ENCLOSURE FOR A PROPOSED 3,696 SQUARE-FOOT RETAIL STORE on 0.43 acres located at 550 East Sahara Avenue, (APN: 162-03-421-038), P-R (Professional Office and Parking) Zone and R-2 (Medium - Low Density Residential) Zone, under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED** subject to conditions with A. 3. Condition 1 amended to read: The Developer shall replace Ms. Blanco’s existing wall (located along the north property line of the subject property) with a wall six feet in height and shall paint Ms. Blanco’s side of the wall white, and A. 3. Condition 3 amended to The Developer shall construct a wall along its west property line that will be at least six feet in height – **UNANIMOUS** with GOYNES excused

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this application is related to two Extensions of Time that were under the Consent portion of the agenda this evening. In this case, a Review of Condition is requested regarding Rezoning the site, Site Development Plan Review

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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Item 33 – ROC-1067

**MINUTES – Continued:**

and Variance for a site at Sahara Avenue and Sixth Street. This application is for a 4,100 square foot auto parts store. The Review of Condition would result in three changes to the design of the approved development. The conditions to be reviewed are: reduction in the perimeter wall heights from eight feet to six feet. That affects Conditions 1 and 3 of the variance and Conditions 2 and 4 of the rezoning. Secondly, changes to reduce the roof line of the building by approximately four feet with a flat roof in accordance with corporate Auto Zone design policy. That is Condition 3 of the Site Development Plan Review. Thirdly, moving the trash enclosure 50 feet east from the west property line, which has residential properties on the other side, to the central portion of this site and orienting the doors of the enclosure towards the building. This issue was not specifically conditioned, but it is illustrated on the approved site development plan. As a result of these changes, one of the aspects of the variance, which was a reduction in the required parking by one space will now be eliminated as the full amount of parking will be able to be provided on the site. Staff recommended approval subject to the conditions.

HAROLD FOSTER, 3230 Polaris Avenue, #23, appeared on behalf of the applicant. This is a refinement of the previous applications. He concurred with the conditions.

No one appeared in opposition.

COMMISSIONER TRUESDELL asked when they plan to build this store. MR. FOSTER said the plans are going to be filed this week.

MARGO WHEELER, Planning and Development, asked to have Condition 1 under A) 3 amended as follows: The Developer shall replace Ms. Blanco's existing wall (located along the north property line of the subject property) with a wall six feet in height *and shall paint Ms. Blanco's side of the wall white*. Under A) 3, Condition 3 should be amended as follows: The Developer shall construct a wall along its west property line that will be at least six feet in height.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:39 – 10:44)

**3-2960**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 33 – ROC-1067

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The conditions of approval for Rezoning Z-0078-99 shall be modified as follows:

Condition 2. Replace the existing wall along the north property line with a wall six feet in height.

Condition 4. Construct a wall along the west property line that will be at least six feet in height. Developer agrees to spray paint the north side of the north wall white.”

2. The conditions of approval for Site Development Plan Review Z-0078-99(1) shall be modified as follows:

Condition 3. All development shall be in conformance with the modified site plan and building elevations as submitted with ROC-1067.”

3. The conditions of approval for Variance V-0002-00 shall be modified as follows:

Condition 1. The Developer shall replace Ms. Blanco's existing wall (located along the north property line of the subject property) with a wall six feet in height.

Condition 3. The Developer shall construct a wall along its west property line that will be at least six feet in height, and shall spray paint Ms. Blanco's side of the wall white.”

B) Standard Conditions:

None.

Public Works

A) Project Conditions:

4. All previous conditions of approval for Z-0078-99 and all subsequent site-related actions shall be ultimately complied with.

B) Standard Conditions:

None.

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**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - MSP-1058 - VILLAGE CENTER INC. ON BEHALF OF KFC INC. - Request for a Master Sign Plan Review FOR A KENTUCKY FRIED CHICKEN AND A & W RESTAURANT on 0.58 acres, located at 1066 North Rancho Drive (APNs: 139-29-201-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions with Condition 6 deleted – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the site plan submitted by the applicant depicts a 3,105 square foot Kentucky Fried Chicken and A & W Restaurant with drive-through. A 25-foot tall pylon sign exists along the Rancho Drive frontage, which the applicant wishes to utilize and replace the existing cabinet with a 14' x 8' sign cabinet totaling approximately 112 square feet of advertising message. A wall sign is proposed on the east and south wall elevations of the restaurants. Wall signage will not exceed 20% of the building elevations on which they are located. A menu board, preview board and speaker post are proposed on the south side of the

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 34 – MSP-1058

**MINUTES – Continued:**

drive-through lane. Finally, four incidental signs in the form of directional indicators are proposed throughout the property. The applicant has requested an existing vacant pylon sign be utilized for the proposed freestanding sign. Upon review of the existing pole supporting structure and the proposed sign cabinet, it was determined that the sign does not meet Title 19 standards. Minimum standards include a minimum setback of five feet from the property line, including the overhang and at the base of the structure it has a width of three feet or 20% of the sign width, whichever is less. A condition has been recommended to remove the existing pylon sign and replace it with a freestanding sign that meets Title 19.14 standards, not to exceed 25 feet in height. Condition 6 should be deleted inasmuch as it is not relevant to this case. Staff recommended approval subject to the conditions.

JOHN KELLY, Tait & Associates, 8275 South Eastern Avenue, #200, appeared on behalf of KFC, Inc. and Village Center. They plan to turn an empty parking lot into a restaurant with the architecture of the 2000's rather than the existing 1960's. Using the existing pylon sign would be appropriate. He requested Condition 1 be amended to: *Remove, replace or retrofit, i.e., upgrade the existing pylon sign and replace with a freestanding sign that meets current standards.* He concurred with staff's conditions.

MR. LEOBOLD responded that the sign will have to meet code requirements. The problem with the sign is that it has a cabinet that overhangs into the setback area, which is not according to code.

MR. KELLY felt their sign will match other signs in the area. Having the sign closer to the road will deter radical traffic movements. They have been working with the City's Traffic Engineer and Nevada Department of Transportation to revise the ingress/egress to make it easier for the vehicles.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. In some parts of the country these restaurants have beautiful monument signs.

MR. KELLY said that if the base is widened it will not look like an ordinary pole.

COMMISSIONER TRUESDELL felt that the new sign should meet Title 19 standards and have the proper setbacks. That is the only way to bring these signs into conformance. Signs are very important in the Las Vegas marketplace.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 34 – MSP-1058

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:44 – 10:53)

**3-3230**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. Remove the existing pylon sign and replace with a freestanding sign that meets Title 19.14 standards. The applicant shall submit a revised sign elevation, for approval by Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site. The sign shall not exceed 25 feet in height; shall meet the minimum setback standard of five feet; and meet the minimum base structure requirement of three feet or 20%, whichever is less.
2. Address numbers shall be provided as required by the Planning and Development Department.
3. No temporary signage shall be allowed on the entire site without the approval of a Temporary Sign Permit from the Planning and Development Department.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Any changes or alteration to this Master Sign Plan shall require an application for a new Master Sign Plan.
6. Wall signage is permitted on the faces for up to 20% of the building elevation. The signs shall not project beyond the top or sides of the building and shall comply with Section 19A.14.060(F)(11)(b).

B) Standard Conditions:

None



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 34 – MSP-1058

**CONDITIONS – Continued:**

Public Works

A) Project Conditions:

7. All signage shall be situated as to not interfere with Sight Visibility Restriction Zones; the Traffic Engineer shall approve final sign locations.

B) Standard Conditions:

None

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES** - Request for a Street Name Change, From: Mountain Spa Drive, TO: SILVERSTONE RANCH DRIVE, located at the terminus of Buffalo Drive, approximately 800 feet north of Racel Street.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends Abeyance to the November 21, 2002 Planning Commission Meeting

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE to the 11/21/2002 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application is a Street Name Change from Mountain Spa Drive to Silverstone Ranch Drive. The reason for the abeyance request is that there are two separate Street Name Change applications being processed. It is the same street, but the name changes on different parts. Staff has received a letter from the applicant requesting the abeyance.

No one appeared in order to represent the application.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:21 – 6:22)

**1-500**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES** - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to the 11/21/2002 Planning Commission meeting – UNANIMOUS with GALATI and QUINN abstaining as the Clark County School District involves their firms and GOYNES excused**

NOTE: COMMISSIONER TRUESDELL said his office is within the 750 foot radius, but plans to vote on the item.

**MINUTES:**

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the applicant's justification letter indicates the Clark County School District currently owns property to the east and west of this segment of Ninth Street and is for a theater addition to the existing Las Vegas Academy of Performing Arts. The letter states the addition will provide space for the existing facility and is considered a significant benefit to the downtown area and Las Vegas community. On 9/12/2002 the Planning Commission voted to table this application until a related application for an amendment to the Master Plan of Streets and Highways was considered. Upon further review, it was determined that amendment was not needed. The subject Vacation request will vacate a 70-foot wide portion of Ninth Street located between Lewis Avenue and Clark Avenue. The Planning and Development Department recommended denial because this will disrupt the downtown grid street pattern.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 36 – VAC-0063-02

**MINUTES – Continued:**

CAROL BAILEY, Clark County School District, 4212 Eucalyptus Annex, appeared on behalf of the application.

No one appeared in opposition.

COMMISSIONER McSWAIN was concerned about the grid pattern.

STEVE RANK, Architect, appeared on behalf of the School District. The reason for this Vacation is to connect two different parts of this Las Vegas Academy campus. Currently Ninth Street runs through the middle of the campus. Approximately half the students have to cross the street to go from class to class. It is not a heavily used vehicular thoroughfare. This is a performing arts magnet school and they plan to build a new performing arts theater next to the existing theater. The existing theater will be used for a school auditorium. Closing Ninth Street would include a pedestrian plaza, landscaping and outdoor activities.

ROBERT GENZER, Director, Planning and Development, noticed that on this particular item the notification that was used involved only one property. This item cuts off a street in the downtown area so he recommended that this item be held until the next meeting in order to do a notification with a minimum radius of 750 feet, or larger. There are properties that will be affected by the closure of this street.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:53 – 11:01)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1021 - WEST CHARLESTON BLVD – JONES BLVD, LIMITED PARTNERSHIP** - Petition of Vacation for U.S. Government Patent Easements on property generally located between Charleston Boulevard and Holmby Avenue, west of Duneville Street and approximately 190 feet east of Jones Boulevard (APNs: 163-01-102-003 and 004), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN and QUINN not voting and GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated it is the applicant's intent to incorporate the U. S. Government Patent Easements into the adjacent parcels for development. That is appropriate as the subject parcels to be vacated are not currently in use and will not result in a reduced traffic handling capability for the area or any landlocked parcels. In regard to Conditions 1, 2 and 4 where it indicates Order of Vacation it should state *Relinquishment of Interest*. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 37 – VAC-1021

**MINUTES – Continued:**

TERI LEVENGOOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant. She concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:01 – 11:03)

**4-290**

**CONDITIONS:**

1. This Vacation Application shall be revised to retain a radius knuckle at the intersection of Holmby Avenue and Duneville Street. Also, dedicate or obtain dedication for any remaining portion of right-of-way required to complete the radius knuckle at the intersection of Holmby Avenue and Duneville Street prior to the recordation of the Order of Vacation.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment shall not be recorded until all of the above conditions have been met provided, however, that Condition Number 2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 37 – VAC-1021

**CONDITIONS – Continued:**

5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1023 - SECOND BAPTIST CHURCH** - Petition of Vacation for a portion of Madison Avenue generally located west of "E" Street and a portion of "E" Street generally located south of Madison Avenue, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the public streets within this neighborhood are all dedicated with 16-foot wide rights-of-way. However, most of the streets are constructed at an approximate width of 50 feet. Consequently, there is approximately a total of 10 feet of unused right-of-way located on the subject portions of Madison Avenue and "E" Street. This Vacation will not eliminate public access to any abutting parcels, nor will the proposed Vacation reduce the traffic handling capability of either Madison Avenue or "E" Street. Staff recommended approval subject to the conditions.

JESSIE FOLER appeared on behalf of the church. There will be landscaping on Madison Avenue and "E" Street, as well as curb and gutter.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 38 – VAC-1023

**MINUTES – Continued:**

No one appeared in opposition.

BART ANDERSON, Public Works, added that this Vacation does not require the improvement of curb and gutter, but the Site Development Plan Review that was approved in September had that requirement.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:03 – 11:06)

**4-350**

**CONDITIONS:**

1. Retain a dedicated 15 foot radius corner at the southwest corner of Madison Avenue and E Street; provide any additional dedication needed for appropriate tangents at the radius corner. Coordinate with the Right of Way Section of the Department of Public Works for assistance in preparing the documents required for any additional dedication needed for appropriate tangents at the radius corner.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 38 – VAC-1023

**CONDITIONS – Continued:**

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and other easements or sight visibility that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAC-1052 - R.L. HOMES** - Petition of Vacation for a portion of El Capitan Way generally located south of Brent Lane, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 12/4/2002.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated the public streets within this neighborhood are all dedicated as 60-foot wide rights-of-way. This parcel had been previously dedicated with a 40-foot half-street dedication. Consequently, there is approximately a total of 10 feet of unused right-of-way located on the subject portion of this site adjacent to El Capitan Way. The proposed Vacation of the subject public right-of-way will not eliminate public access to any abutting parcels, nor will the proposed Vacation reduce the traffic handling capability. A multi-use equestrian trail is planned for this area and a portion of the vacated parcel could contribute to the development of that trail. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 39 – VAC-1052

**MINUTES – Continued:**

GREG BARGULL, WRG Design, 2260 Corporate Circle, #430, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if this Vacation will interfere with the trail. MR. BARGULL responded that it will help the trail system.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:06 – 11:08)

**4-450**

**CONDITIONS:**

1. This Petition of Vacation shall be amended to retain a Roadway Corridor easement to include but limited to easements for roadway, drainage, fire hydrant, traffic signal, street lighting, walkway, and sewer purposes over the 10 feet of right-of-way requested to be vacated.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 39 – VAC-1052

**CONDITIONS – Continued:**

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SDR-1014 - R M H TRUST** - Request for a Site Development Plan Review and a Reduction of the on-site perimeter landscape requirements FOR A PROPOSED RESTAURANT on a portion of 4.9 acres located at 7185 West Charleston Boulevard (APN: 163-03-501-003), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and GOYNES excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this Site Development Plan Review will allow for the development of a 5,000 square foot restaurant on a portion of a 4.9 acre site. The site contains an existing 7,600 square foot restaurant and 7,000 square foot office and storage building behind the restaurant. Approximately a third of this site will remain undeveloped. The drive aisle access to the undeveloped area is shown on the site plan to insure future access to this undeveloped area. The new restaurant will be located in a portion of the existing parking area for the existing restaurant. Several years ago the existing restaurant received approval for a

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 40 – SDR-1014

**MINUTES – Continued:**

Variance to provide 98 spaces where 209 spaces would be required. The overall parking area that is now identified will provide sufficient parking for the previously approved 98 spaces plus the full requirement of parking for the new restaurant. The parking area will be accessed by two ramps to Charleston Boulevard. The site plan will have to be reconfigured to shift the proposed building slightly to the west to comply with the minimum 10 foot side yard setback requirement as the building is identified five feet from the property line. Minor changes to meet the parking landscape standards, overall landscape planting, to meet minimum standards and roofing of the proposed trash enclosure will have to be made. This project does not meet the minimum standards for landscape requirements provided in the Las Vegas Urban Design Guidelines and Standards. There does not appear to be sufficient justification to warrant the requested reduction in landscaping. A Condition of Approval will require a revised landscape plan to be submitted that identifies the type and location of trees on the site and provides sufficient number of trees to meet the minimum landscape standard. The parking lot landscaping will also need to be revised to remove the diamond shaped landscape islands on the double row of parking areas and replace them with five foot wide landscape islands that run the full length of the double row of drive aisles. This will result in a slight reduction of the total number of parking spaces provided. Conditions have been provided in the Staff Report that address the landscaping and design issues. Staff recommended approval subject to the conditions.

SCOTT GHORMLEY, 5704 Paseo Ricallo Court, appeared on behalf of the application.

COMMISSIONER TRUESDELL wondered why there is a request for a reduction in parking, since they have the land for development. MR. LEOBOLD answered that on this site there is a requirement for an eight-foot landscape buffer along the east property line because that is coterminous with the residential site. Perhaps it was a situation where the applicant was unaware of the need for perimeter landscaping.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:08 – 11:12)

**4-520**

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 40 – SDR-1014

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The site plan and elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit:
  - to reflect a shift in the proposed restaurant building at least five feet to the west, in order to comply with minimum side yard setback requirements;
  - to show wheel stops at all landscape and sidewalk areas;
  - to include an 8-foot landscape strip along the east property line;
  - to relocate the proposed trash enclosure a minimum of 50 feet from the residential area along the east property line;
  - to clearly label all handicap parking spaces as such;
  - to provide a drive aisle of a minimum width of 24 feet along the immediate south side of the proposed building;
  - to carry the stucco and trim details around the sides and rear of the building; and
  - to illustrate how the mechanical equipment will be shielded from view.
2. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit:
  - to identify the type and location of trees on the site, and to provide a sufficient number of trees to meet the minimum landscaping standard; and
  - to revise the parking lot landscaping to remove the “diamond” shaped landscape islands on the double-row parking areas and replace them with four-foot wide landscape islands that run the full length of the double row, from one drive aisle to the other. If this results in a change in the total number of parking spaces provided, then this must be identified on the revised site plan.

B) Standard Conditions:

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002

Planning & Development Department

Item 40 – SDR-1014

**CONDITIONS – Continued:**

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

None.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 40 – SDR-1014

**CONDITIONS – Continued:**

B) Standard Conditions:

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 40 – SDR-1014

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**SDR-1046 - BUFFALO WASHINGTON LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A PROPOSED 11,987-SQUARE-FOOT PHARMACY on 2.5 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 11/21/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused**

**MINUTES:**

GARY LEOBOLD, Planning and Development, stated this site plan presents a functional and efficient layout taking into consideration the shape of the site. The site plan indicates direct access from Washington Avenue and Buffalo Drive, which is right-in only. The rectangular shaped pharmacy faces northwest. Parking is located north of the building. There is a condition regarding a multi-use trail along Buffalo Drive. The partial reduction in the perimeter landscaping requirement along the south property line is necessary in order to align the existing drive aisle at the east property line closer to the drive aisle north of the pharmacy. Due to the irregular shape of the site and location of the project directly adjacent to the off-ramp Summerlin

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**MINUTES – Continued:**

Parkway/Buffalo Drive exit, a partial reduction is appropriate, which includes the two foot landscape planter located along the south property line, the eight foot wide landscape planter located along Buffalo Drive and no landscaping on the east property line. A condition is recommended that the planting and the two-foot wide planter along the south property line consist of plants that encourage screening. Another condition is to revise the building elevations to provide additional architectural features to enhance the façade. Staff recommended approval subject to the conditions.

RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. The only concern is with the access off Buffalo Drive. Originally they requested ingress/egress access, but in working with Traffic Engineering, it was agreed to an entrance only from a dedicated right turn lane for the northbound Buffalo Drive traffic. The design of the access will be angled a little more and widened.

Another issue is landscaping the dedicated right-of-way and maintaining it into perpetuity.

COMMISSIONER QUINN wondered if a use restriction could be signed on this property. BART ANDERSON, Public Works, said the code does not allow private parking within right-of-ways. In addition, there are grade differences, which would make parking difficult. The landscaping requirement is standard wherever there is right-of-way that is not going to be developed as a street. In this case, a portion of the trail is being allowed to encroach into the right-of-way. The trail has certain landscaping requirements if they are within the right-of-way. Perhaps there needs to be an encroachment agreement if they are within the right-of-way. The City maintains the concrete portion of the trail, but any landscaping associated with the trail is a private responsibility.

MR. ROWE requested this item be held in abeyance for two weeks as he wanted to get the liability issue clarified.

No one appeared in opposition.

There was no further discussion.

NOTE: This item was heard after Item 27 [SUP-1051] and Item 28 [SDR-1050].

(9:10 – 9:19)

**2-3000**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-1049 - CHARLESTON STONE MART LIMITED LIABILITY COMPANY -**  
Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A 13,558 SQUARE-FOOT RETAIL/COMMERCIAL BUILDING on 1.59 acres adjacent to the east side of Durango Drive, approximately 450 feet north of Charleston Boulevard (APN: 138-32-816-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN and TRUESEDELL abstaining as this application involves their firms and GOYNES excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this site plan indicates a retail building on an irregular fan shaped parcel. Due to the irregular shape of the site and the existing utility and telephone easements, the site is difficult to develop. Specific development standards in Title 19 are not met. The site plan indicates a deficiency of five parking spaces. Seventy-three spaces are provided where 78 are required. That is based upon the parking requirements for the general retail store in the less than 25,000 square foot use category.

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Item 42 – SDR-1049

**MINUTES – Continued:**

Secondly, the two required loading spaces are indicated as 10' x 25' where 15' x 25' is the minimum required. Also, the loading spaces are not located adjacent to the structure or as close as possible to the main structure as required by Title 19. Conditions are recommended to comply with minimum parking and loading space requirements. Also, it is recommended that the covered spaces be uncovered to allow for parking lot planter islands.

The building elevations are appropriate for the retail development; however, a condition is recommended to carry the angled dark tan trim around the top of the sides and rear of the building. Staff recommended approval subject to the conditions.

CLYDE SPITZE, AMEC Engineering, 3016 West Charleston Boulevard, appeared on behalf of the applicant. This is Lot 5 in the Peccole's Durango Commons. This commercial subdivision has recorded in it a cross easement for utilities, parking and access to the driveways, so they have the ability to use the parking anywhere in this site. He felt they can meet staff's conditions.

MR. CLAPSADDLE thought the modifications can be handled in a revised plan prior to going forward with permits, which is indicated in Condition 1.

MR. SPITZE added that the landscaping along Durango Drive will have some limitations due to the nature of the site easement to allow access.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.  
(11:12 – 11:17)

**4-720**

**CONDITIONS:**

Planning and Development

A) Project Conditions:

1. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect: a) The minimum amount of parking spaces required by Title 19 (Section 19.10.010) for General Commercial Retail, Other Than Listed (Less than 25,000 square feet); alternatively the applicant shall apply for a Variance for relief of the parking standard; and b) On-site

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**CONDITIONS – Continued:**

- loading spaces to Title 19 (Section 19.10.020) standards which require the minimum size of a loading space shall not be less than 15 feet in width, 25 feet in length, with a 15 foot vertical clearance and to be located adjacent to, or as close as possible to, the main structure.
2. All indicated landscape planter finger islands and the fifteen-foot wide landscape planter along Durango Drive meet the minimum requirements of the Las Vegas Urban Guidelines and Standards, including shrubs and groundcover.
  3. The dumpster enclosure shall have six-foot tall walls, finished in the same manner as the main structure with a roof and solid metal gates (Section 19.08.45.G.4).
  4. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features articulation (angled dark tan trim) to enhance façade around top portion of the sides and rear of the building.
  5. The sign area on the bell/sign tower shall be limited to the area indicated on the submitted building elevations.
- B) Standard Conditions:
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
  7. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
  8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
  9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**CONDITIONS – Continued:**

10. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

A) Project Conditions:

17. Construct all incomplete half-street improvements on Durango Drive adjacent to this site concurrent with development of this site.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-34-81, the Durango/Charleston (Commercial Subdivision) and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**CONDITIONS – Continued:**

B) Standard Conditions:

19. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
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**CONDITIONS – Continued:**

22. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first,. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF:**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - ABEYANCE - TXT-1029 - CITY OF LAS VEGAS -**  
 Discussion and possible action to Amend Title 19 to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions with Condition 2 amended to delete the word *other* under the Auto Title category – UNANIMOUS with GOYNES excused**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated the reason for this item is that the City Council placed a sixty-day moratorium on check cashing, cash loan, and other similar businesses. The current situation is that the City of Las Vegas Zoning Ordinance does not differentiate any of these types of uses from other general financial institutions. Therefore, banks, savings and loans, cash advance, check cashing, and other similar uses are considered the same and permitted outright in all of the City's office and commercial zones. During the last several years these types of uses have grown and shown up because of their permitted status in many neighborhoods and in many numbers. Frequently there will be four corners of commercial

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 43 – TXT-1029

**MINUTES – Continued:**

projects, each having their own check cashing, cash loan or cash advance location. Staff is proposing the creation of new definitions and new zoning requirements. The Staff Report indicates the existing Clark County, existing City of Las Vegas, and proposed City of Las Vegas zoning. Currently check cashing uses are permitted with CUP and SUP in various zones in Clark County. This proposal is to require a CUP in CM and M zones and an SUP in the O, CD, C1, C2 with 7 conditions. Additionally, the code does not have requirements for auto title. That is considered the same as a financial institution and permitted outright. That is not the case in Clark County.

The City's current requirements with regard to pawn shops are in place and no change is proposed with regard to that use.

There is a change in regard to pawn auto. Currently there is no separate definition while there are requirements. They are a CUP in CM and M zones. Staff is proposing to change it to be a C and SUP in the CM and CUP in the M zone.

Staff is looking at the minimum separation of 1,000 feet from other financial institutions and 200 feet from any residential use. That is the same as Clark County.

Staff is requesting that the building design and color scheme of the structure be subject to a review by staff to insure its design is harmonious and compatible with the surrounding area. Most of these uses will locate in existing shopping centers or formerly occupied buildings, so the type of review and scrutiny that occurs at the Planning Commission or administratively with regard to a Site Development Plan Review does not occur with these uses. Therefore, what is being requested is this additional design review to be considered when these projects come in.

In addition, this Text Amendment requires there be no temporary signs, such as balloons, inflated devices, trucks parked for signage purposes, portable billboards, streamers or other similar devices. However, grand opening banners, etc., would be approved administratively for a period not to exceed 30 days.

Window signage should not cover more than 20% of the windows.

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Item 43 – TXT-1029

**MINUTES – Continued:**

In the Special Use Permit category there is a proposal that three of the requirements of Title 6.60 and minimum separation requirements and building design review not be waivable. The signage and hours of operation could be considered on a case-by-case basis when the project comes before the Planning Commission.

The major thoroughfares are locations for a large number of these uses. Therefore, staff is proposing to construct a code section in compliance with that of surrounding jurisdictions and one that could easily be administered by staff and processed through the Planning Commission.

This is an attempt to get the land uses to correspond with the business licenses.

No one appeared in opposition.

COMMISSIONER TRUESDELL asked if there is a trade organization involved with this proposal. He also asked whether an existing location in a center becomes non-conforming. MS. WHEELER responded that staff has met with three representatives of the industry and two law firms. An existing location does not become non-conforming.

ROBERT GENZER, Director, Planning and Development, said in regard to separations, it would be similar to the other types of uses. The word *other* in Condition 2 of the first category should be deleted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:17 – 11:28)

**4-820**

**CONDITIONS:**

Creation of new categories within Title 19.04.040 (C), entitled Auto Title [C-M, M]

1. The use shall comply with all applicable requirements of Title 6.60 of the Las Vegas Municipal Code.
2. Minimum separation of 1,000' from any other Auto Title, Other.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 43 – TXT-1029

**CONDITIONS – Continued:**

3. Minimum separation of 200' from any residential use.
4. The building design and color scheme of the structure shall be subject to review by Staff to ensure it is designed to be harmonious and compatible with the surrounding area.
5. No Temporary Signs, as defined in Title 19.14.090, such as balloons, inflated devices, searchlights, pennants, trucks parked for signage purposes, or portable billboards, or portable signs, streamers or other similar devices shall be permitted. Grand opening or coming soon banners may be approved administratively for a period not to exceed thirty days.
6. Window signs shall not cover more than twenty percent of the area of all windows.
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

Creation of new categories within Title 19.04.040 (C), entitled Financial Institution, Other [C-M, M]

1. The use shall comply with all applicable requirements of Title 6.60 of the Las Vegas Municipal Code.
2. Minimum separation of 1,000' from any other Financial Institution, Other.
3. Minimum separation of 200' from any residential use.
4. The building design and color scheme of the structure shall be subject to review by Staff to ensure it is designed to be harmonious and compatible with the surrounding area.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 43 – TXT-1029

**CONDITIONS – Continued:**

5. No Temporary Signs, as defined in Title 19.14.090, such as balloons, inflated devices, searchlights, pennants, trucks parked for signage purposes, or portable billboards, or portable signs, streamers or other similar devices shall be permitted. Grand opening or coming soon banners may be approved administratively for a period not to exceed thirty days.
6. Window signs shall not cover more than twenty percent of the area of all windows.
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

Creation of new categories within Title 19.04.050 (B), entitled Auto Title [O, CD, C1, C2]

1. \* The use shall comply with all applicable requirements of Title 6.60 of the Las Vegas Municipal Code.
2. \* Minimum separation of 1,000' from any other Auto Title, Other.
3. \* Minimum separation of 200' from any residential use.
4. \* The building design and color scheme of the structure shall be subject to review by Staff to ensure it is designed to be harmonious and compatible with the surrounding area.
5. No Temporary Signs, as defined in Title 19.14.090, such as balloons, inflated devices, searchlights, pennants, trucks parked for signage purposes, or portable billboards, or portable signs, streamers or other similar devices shall be permitted. Grand opening or coming soon banners may be approved administratively for a period not to exceed thirty days.
6. Window signs shall not cover more than twenty percent of the area of all windows.
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.



PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 43 – TXT-1029

**CONDITIONS – Continued:**

Section 19.04.050 (B) shall be amended to Pawn Auto [~~C-M~~, M]

Creation of a new category within Title 19.04.050 (B), entitled Financial Institution, Other [O, CD, C1, C2]

1. \* The use shall comply with all applicable requirements of Title 6.60 of the Las Vegas Municipal Code.
2. \* Minimum separation of 1,000' from any other Pawn Auto.
3. \* Minimum separation of 200' from any residential use.
4. \* The building design and color scheme of the structure shall be subject to review by Staff to ensure it is designed to be harmonious and compatible with the surrounding area.
5. No Temporary Signs, as defined in Title 19.14.090, such as balloons, inflated devices, searchlights, pennants, trucks parked for signage purposes, or portable billboards, or portable signs, streamers or other similar devices shall be permitted. Grand opening or coming soon banners may be approved administratively for a period not to exceed thirty days.
6. Window signs shall not cover more than twenty percent of the area of all windows.
7. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.

Creation of a new category within Title 19.04.050 (B), entitled Pawn, Auto [C-M]

1. The use shall comply with the applicable requirements of Title 6.60 of the Las Vegas Municipal Code.
2. Except for the parking of automobiles, no outdoor display, sales or storage of any merchandise shall be permitted.
3. Parking/storage areas for pawned vehicles shall not be accommodated in any required parking spaces. Parking/storage shall only be permitted on spaces in excess of the number required by code.
4. No automobile pawn business shall be located on either side of Fremont Street or on Las Vegas Boulevard, between Charleston Boulevard and Sahara Avenue.

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 43 – TXT-1029

**CONDITIONS – Continued:**

Add new definitions to Title 19.20.020

Auto Title: Any business other than a state licensed bank, credit union or trust company who takes possession of an auto title only to lend money for a fixed rate and period.

Financial Institution: Any business, such as but not limited to banks and credit unions, whose primary service is the exchange of currency. The primary use of such businesses shall not be the lending of money for a fixed price for repayment at a fixed future date. Retail sales and offices are not included in this definition.

Financial Institution, Other: Any business whose primary service is the cashing of checks, or other negotiable instruments for a fee, service charge or other consideration, including deferred deposits, such as a post-dated check. A negotiable instrument is defined as one which shall be in writing, signed by the maker or drawer and contains an unconditional promise or order to pay a sum certain in money at a definite time payable to the bearer. Common uses within this category include check cashing, paycheck advance, cash loans, and cash advance.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - DIR-1070 - CITY OF LAS VEGAS** - Discussion and possible action on the Planning Commission Meeting Schedule for 2003.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

**NO RECOMMENDATION**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED – UNANIMOUS with GOYNES excused**

**This is final action.**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

COMMISSIONER McSWAIN asked for clarification on the schedule. MR. CLAPSADDLE, Planning and Development, explained her concerns.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:28 – 11:30)

**4-1230**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - DIR-1152 - CITY OF LAS VEGAS** - Discussion and possible action for the Planning Commission to elect two members to serve on the City of Las Vegas Entertainment District Development Review Committee.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

NO RECOMMENDATION

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**TRUEDELL – ABEYANCE to the 12/5/2002 Planning Commission meeting – UNANIMOUS with GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI requested this item be held in abeyance until the 12/5/2002 Planning Commission meeting.

TOM McGOWAN, Las Vegas resident, asked the reason for holding this item in abeyance. He asked which members of the Planning Commission have expertise in the entertainment business. Complex questions may arise at those committee meetings.

CHAIRMAN GALATI responded that he has not had a chance to speak to anyone about being on this committee.

(11:30 – 11:34)

**4-1280**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

**DIRECTOR'S BUSINESS - TXT-1168 - CITY OF LAS VEGAS -** To allow the expansion of nonconforming tavern businesses under certain circumstances.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Text Amendment would allow the expansion of an existing tavern if made nonconforming by the adoption of a different method of measuring the separation distance, or if a protected use is within the 1,500-foot distance it would not become nonconforming. Staff recommended approval.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:34 - 1136)

**4-1450**

**CONDITIONS:**

1. Create a new paragraph between existing Paragraphs (3) and (4). The new paragraph shall be designated Paragraph (4), with the remaining paragraph to be renumbered accordingly. The new Paragraph (4) shall read as follows:

PLANNING COMMISSION MEETING OF NOVEMBER 7, 2002  
Planning & Development Department  
Item 46 – TXT-1168

**CONDITIONS – Continued:**

**4. Certain Nonconforming Uses**

The provisions of Paragraphs (1), (2), and (3) above shall apply to taverns, provided, however, that any existing tavern that was made nonconforming as to a separation requirement by either of the following circumstances shall be deemed a conforming use for the purposes of expansion, enlargement or alteration:

- (a) The adoption of a different method of measuring distance; or
- (b) The intervening establishment within the required separation area of either a protected use or another tavern.

Any such business shall continue to be subject to the provisions regarding discontinuation and removal set forth in the Municipal Code.



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: NOVEMBER 7, 2002**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

TOM McGOWAN, Las Vegas resident, spoke about the Downtown Entertainment District and submitted a paper with additional information.

TODD FARLOW, 240 North 19<sup>th</sup> Street, referred to Item 31. A speaker on this item said the rents equate to the quality of the renters, which is not necessarily a fact. He also felt metal buildings can be quite attractive.

**MEETING ADJOURNED AT 11:43 P.M.**

Respectfully submitted:

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ANGELA CROLLI, DEPUTY CITY CLERK

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LINDA OWENS, DEPUTY CITY CLERK